

# COUNCIL AGENDA

May 23  
1978

THE COUNCIL OF  
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

TUESDAY, MAY 23, 1978, 1:30 P.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerks Department  
Date: May 18, 1978

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT THE  
APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER  
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON  
THE AGENDA.



PUBLIC MEETING

(a) FILE OZ-39-77 - FRASMET HOLDINGS LIMITED

A public meeting will be held at 3:00 P.M. in connection with a rezoning application, OZ-39-77, Frasmets Holdings Limited - to change the zoning designation of the lands located on Second Line East, north of Kamato Road, from "agricultural" to "industrial" and "manufacturing".

(b) FILE OZ-38-77 - SCARCELLO DEVELOPMENTS LIMITED

A public meeting will be held at 4:00 P.M. to permit any interested parties the opportunity to object or support an amendment to the Official Plan for the lands located on the south side of Eglinton Avenue, east of Tomken Road, from "residential" to "industrial".

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: May 8, 1978  
May 10, 1978

3. DEPUTATIONS

(a) FILE OZ-57-77 - MARKBOROUGH PROPERTIES LIMITED

Mr. David Lafferty, owner of the property adjacent to the lands under application OZ-57-77, will appear before Council with respect to the subject rezoning of the lands located at new Derry Road and Highway #401.

See UNFINISHED BUSINESS - UB-1.

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3. DEPUTATIONS CONTINUED

(b) FILE OZ-2-76 - MICHAEL HRABOWSKI  
WEST GROVE CONSTRUCTION

Mr. S. Krepakevich, solicitor, will appear before Council to request that the rezoning of the lands located north of Dundas Street on the east side of Given Road, from "R4 - residential, commercial" to "R3 and RML - Special Sections", not be deferred.

See INFORMATION ITEMS - I-1.  
See GENERAL COMMITTEE RECOMMENDATION #760, May 17, 1978.

4. PUBLIC QUESTION PERIOD

5. CORRESPONDENCE

(a) Information Items - I-1 to I-12.

6. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 - R-5

R-1 FILE 21-78 - TENDERS (CONCRETE SIDEWALKS)

Report dated May 5, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending the award of Contract 12 221 78004, reconstruction of concrete sidewalks, to B.I.P. CONSTRUCTION (MISSISSAUGA) LIMITED, the lowest bidder. By-law available.

R-2 FILE 21-78 - TENDERS (RECONSTRUCTION OF SECOND LINE  
WEST AND WATERMAIN CONSTRUCTION)

Report dated May 5, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending the award of Contract 17 111 77059, reconstruction of Second Line West, including watermain construction, to FERMAR PAVING LIMITED, the lowest bidder. By-law available.

6. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-3 FILE 17-78 - RECREATION AND PARKS

Report dated May 15, 1978, from L. F. Love, Commissioner of Recreation & Parks, recommending that the week of June 4-10, 1978, be proclaimed "MISSISSAUGA RED CROSS WATER SAFETY WEEK". Resolution available.

R-4 FILE 7-78 - CLERK'S  
FILE 18-78 - ROADS

Report dated May 17, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that permission be granted to the Canadian Legion to hold their annual D-Day Parade on Front Street, Lakeshore Road and Stavebank Road on June 3, 1978. Resolution available.

R-5 FILE 21-78 - TENDERS (TRAFFIC CONTROL SIGNALS)

Report dated May 16, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending the award of Contract 16 111 76063A, for the supply and installation of traffic control signals at Burnhamthorpe Road East and Central Parkway, to STACEY ELECTRIC CO. LTD., the lowest bidder. By-law available.

7. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM COMMITTEES

Verbal motion

8. COMMITTEE REPORTS

- (a) GENERAL COMMITTEE - MAY 10, 1978
- (b) GENERAL COMMITTEE - MAY 17, 1978

9. COMMITTEE TO RISE

Verbal motion

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10. UNFINISHED BUSINESS - Attachments UB-1, UB-3

UB-1 FILE OZ-57-77 - MARKBOROUGH PROPERTIES LIMITED

Council at its meeting of May 8, 1978, deferred consideration of the rezoning application and Official Plan amendment, OZ-57-77, for the lands located at new Derry Road and Highway #401, in order to afford Mr. David Lafferty, owner of lands adjacent to those under the subject rezoning, the opportunity to review the application. By-laws available.

See Attachment - UB-1.  
See DEPUTATIONS - (a)

UB-2 - SECONDARY PLANS

General Committee, at its meeting of May 17, 1978, referred the following recommendation of the Planning Committee, at its meeting of May 2, 1978, to this meeting of Council, without recommendation:

"That the Pine Loop on Lakeshore Road at Pine Avenue be designated in the Port Credit Secondary Plan as "Highway Commercial" but permitting only a professional office, hotel or motel with or without a restaurant in combination, and highway commercial retail establishments compatible with the neighbourhood, but excluding a car dealership, service stations, car washes, and restaurants other than those forming part of a hotel or motel; and further, that specific design guidelines be included in the Plan to minimize the impact on the neighbourhood of future development on this site."

UB-3 - FILE 193-78 - MISSISSAUGA TASK FORCE  
ON HUMAN RELATIONS

General Committee, at its meeting of May 17, 1978, referred consideration of the report of the Mississauga Task Force on Human Relations, dated May 15, 1978, to this meeting of Council, without recommendation.

See Attachment - UB-3.



11. MOTIONS

- #252 To consent to the incorporation of a corporation without share capital under the name of MISSISSAUGA COMMUNITY FESTIVAL. (This resolution was passed by Council at its meeting of May 10, 1978; however, in that the motion did not appear on the agenda for that meeting, it appears on this agenda.)
- (a) To adopt the General Committee Report dated May 10, 1978.
  - (b) To adopt the General Committee Report dated May 17, 1978.
  - (c) To ratify accounts paid by the Treasurer, for the month of April.
  - (d) To petition the provincial government for the deletion of the ten year maximum time period to enable municipalities to continue to provide general tax relief to memorial homes, clubhouses or athletic grounds, operated by persons who served in the armed forces. (This is as resolved by Council on May 8, 1978, Resolution #245.)
  - (e) To direct staff to report on financial and other contributions to the City/Region as conditions precedent to rezoning application OZ-77-75. (General Committee, May 17, 1978.)
  - (f) To apply to the O.M.B. for approval of By-law #163-78. (Phoenix Developments - lands located south of Lorne Park Road, opposite Queen Victoria Avenue.)
  - (g) To advise the O.M.B. that By-law #223-78 is in conformity with the Official Plan.
  - (h) To advise the O.M.B. that By-law #224-78 is in conformity with the Official Plan.
  - (i) To advise the O.M.B. that By-law #225-78 is in conformity with the Official Plan.
  - (j) To advise the O.M.B. that By-law #226-78 is in conformity with the Official Plan.
  - (k) To advise the O.M.B. that By-law #227-78 is in conformity with the Official Plan.



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11. MOTIONS CONTINUED

- (l) To amend Resolution #250, passed by Council on May 10, 1978, to include "to also prohibit further expansion of parking facilities at Kennedy Park". (F. Bean)
- (m) To proclaim the week of June 4-10, 1978, as MISSISSAUGA RED CROSS WATER SAFETY WEEK. (See REPORTS FROM MUNICIPAL OFFICERS - R-3.)
- (n) To grant permission to the Canadian Legion to hold their annual D-Day Parade on Front Street, Lakeshore Road and Stavebank Road on June 3, 1978. (See REPORTS FROM MUNICIPAL OFFICERS - R-4.)

12. BY-LAWS

#143-78

A by-law to stop up part of the allowance for road in the City of Mississauga. (In accordance with Resolution #660, passed by Council on October 24, 1977, this by-law stops up a public laneway from Will Scarlett Drive - lands located south of Dundas Street West, east of Hammond Road.)

THIRD READING REQUIRED

#155-78

A by-law to stop up part of the allowance for road in the City of Mississauga. (In accordance with Resolution #660, passed by Council on October 24, 1977, this by-law stops up a public laneway from Will Scarlett Drive - lands located south of Dundas Street West, east of Hammond Road.)

THIRD READING REQUIRED

12. BY-LAWS CONTINUED

- #276-78 A by-law to adopt an amendment to the Official Plan for the City of Mississauga Subsidiary Planning Area. (OZ-57-77 - Markborough Properties Limited - lands located at new Derry Road and Highway #401 - from "residential, highway commercial" to "industrial, greenbelt". Amendment 288. See DEPUTATIONS - (a), and UNFINISHED BUSINESS - UB-1.)

THREE READINGS REQUIRED

- #277-78 A by-law to amend By-law #5500, as amended. (OZ-57-77 - Markborough Properties Limited - lands located at new Derry Road and Highway #401 - from "agricultural" to "industrial, greenbelt". See DEPUTATIONS - (a), and UNFINISHED BUSINESS - UB-1.)

THREE READINGS REQUIRED

- #278-78 A by-law to amend By-law #5500, as amended. (OZ-39-77 - Frasmet Holdings Limited - lands located on the east side of Second Line East, north of Kamato Road. See PUBLIC MEETING - (a).)

THREE READINGS REQUIRED

- #279-78 A by-law to authorize the execution of a Site Development Plan Agreement. (As per City policy, the Planning Commissioner has been delegated the authority to approve the site plans for commercial and industrial development - lands located north of Derry Road, east of Winston Churchill Boulevard.)

THREE READINGS REQUIRED

- #280-78 A by-law to authorize the execution of a Site Development Plan Agreement. (As per City policy, the Planning Commissioner has been delegated the authority to approve the site plans for commercial and industrial development - lands located north of Dundas Street East, east of Tomken Road.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #281-78 A by-law to repeal By-law #724-77. (By-law #724-77 fixes the salaries of the Commissioners of the Mississauga Hydro Electric Commission.)

THREE READINGS REQUIRED

- #282-78 A by-law to authorize the execution of an agreement between the Corporation of the City of Mississauga and McConnell, Maughan Limited. (This agreement is with respect to channel stabilization works on the Cooksville Creek. General Committee Recommendation #132, adopted by Council on February 13, 1978.)

THREE READINGS REQUIRED

- #283-78 A by-law to change the name of a public highway in the City of Mississauga. (This by-law renames part of Mississauga Road to Erin Mills Parkway. General Committee Recommendation #543, adopted by Council on April 10, 1978.)

TWO READINGS REQUIRED

- #284-78 A by-law to change the name of a public highway in the City of Mississauga. (This by-law renames Adena Court North to Frayne Court. General Committee Recommendation #545, adopted by Council on April 10, 1978.)

TWO READINGS REQUIRED

- #285-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the construction of a culvert on Second Line East at Etobicoke Creek. (General Committee Recommendation #693, May 10, 1978.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #286-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the improvement/replacement of streetlighting at various locations throughout the City. (General Committee Recommendation #694, May 10, 1978.)

THREE READINGS REQUIRED

- #287-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for construction of a culvert on Lornewood Creek at the C.N.R. (General Committee Recommendation #696, May 10, 1978.)

THREE READINGS REQUIRED

- #288-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for channel improvements on Cooksville Creek between Burnhamthorpe Road and Hurontario Street. (General Committee Recommendation #697, May 10, 1978.)

THREE READINGS REQUIRED

- #289-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the reconstruction of Port Credit Outfalls #5, 6, 16 and 17. (General Committee Recommendation #698, May 10, 1978.)

THREE READINGS REQUIRED



12. BY-LAWS CONTINUED

- #290-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the reconstruction of Dundas Street from Cawthra Road to Dixie Road. (General Committee Recommendation #699, May 10, 1978.)

THREE READINGS REQUIRED

- #291-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for land acquisition for channel improvements on the Cooksville Creek. (General Committee Recommendation #700, May 10, 1978.)

THREE READINGS REQUIRED

- #292-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the construction of a detention structure and channel improvements on the Cooksville Creek, south of Eglinton Avenue. (General Committee Recommendation #701, May 10, 1978.)

THREE READINGS REQUIRED

- #293-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for land acquisition in conjunction with the 1978 Road Program at various locations throughout the City. (General Committee Recommendation #702, May 10, 1978.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #294-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the construction of Darcel Avenue from the existing terminal point to Indian Line. (General Committee Recommendation #703, May 10, 1978.)

THREE READINGS REQUIRED

- #295-78 A by-law to amend By-law #234-75, as amended. (This by-law provides for the installation of parking meters on the west side of Brant Avenue. General Committee Recommendation #704, May 10, 1978.)

THREE READINGS REQUIRED

- #296-78 A by-law to amend By-law #234-75, as amended. (This by-law is with respect to fire access routes at 7205 Goreway Drive, 1560 Bloor Street, 2252-2260 Bromsgrove Road and 100 City Centre Drive. General Committee Recommendation #705, May 10, 1978.)

THREE READINGS REQUIRED

- #297-78 A by-law to amend By-law #234-75, as amended. (This by-law is with respect to fire access routes at 2225 Erin Mills Parkway, 549-573 North Service Road, 600-620 Lolita Grdens, 33-55-77 City Centre Drive. General Committee Recommendation #706, May 10, 1978.)

THREE READINGS REQUIRED

- #298-78 A by-law authorizing the execution of a lease between the C.V.C.A. and the City of Mississauga. (This agreement is with respect to lands along the Cooksville Creek - Barrick Construction. General Committee Recommendation #710, May 10, 1978.)

THREE READINGS REQUIRED

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12. BY-LAWS CONTINUED

- #299-78      A by-law to execute an agreement between Ontario Hydro and the City of Mississauga. (This agreement is with respect to the purchase of land for the Fieldgate Drive Extension. General Committee Recommendation #713, May 10, 1978.)

THREE READINGS REQUIRED

- #300-78      A by-law to authorize the City Solicitor to proceed with an action on behalf of the City. (This is with respect to an action against Stange Canada Limited, which was in contravention of By-law #6750, which forbids obstructions on road allowances. General Committee Recommendation #718, May 10, 1978.)

THREE READINGS REQUIRED

- #301-78      A by-law to Quit Claim certain land in the City of Mississauga, Region of Peel. (This quit claim conveys land to the Ministry of Government Services, in conjunction with the Highway #403 reconstruction. General Committee Recommendation #729, May 17, 1978.)

THREE READINGS REQUIRED

- #302-78      A by-law authorizing the execution of two leases. (These leases are between the City and the C.V.C.A. with respect to the Adamson-Proteous property at 850 Enola Road. General Committee Recommendation #730, May 17, 1978.)

THREE READINGS REQUIRED

- #303-78      A by-law to amend By-law #234-75, as amended. (This by-law provides for the definition of the roadways within the Erin Mills and Meadowvale neighbourhoods. General Committee Recommendation #740, May 17, 1978.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #304-78 A by-law to amend By-law #234-75, as amended.  
(This by-law provides a stop sign to be erected  
for eastbound traffic on Oriole Avenue in the  
vicinity of the Port Credit GO Station.  
General Committee Recommendation #741, May 17,  
1978.)

THREE READINGS REQUIRED

- #305-78 A by-law to amend By-law #234-75, as amended.  
(This by-law provides for No Parking provisions  
along portions of King Street. General  
Committee Recommendation #742, May 17, 1978.)

THREE READINGS REQUIRED

- #306-78 A by-law to amend By-law #234-75, as amended.  
(This by-law provides for the removal of the No  
Parking provisions on part of Ponytrail Drive.  
General Committee Recommendation #743, May 17,  
1978.)

THREE READINGS REQUIRED

- #307-78 A by-law to allocate specifically sums within  
the General Municipal Development Reserve fund,  
and to withdraw same therefrom as required for  
the improvements to the Mississauga Road  
underpass, under the C.N.R., south of Kane  
Road. (General Committee Recommendation #744,  
May 17, 1978.)

THREE READINGS REQUIRED

- #308-78 A by-law to allocate specifically sums within  
the General Municipal Development Reserve fund,  
and to withdraw same therefrom as required for  
the improvements on the Cooksville Creek from  
the C.N.R. Bridge to Atwater Avenue. (General  
Committee Recommendation #745, May 17, 1978.)

THREE READINGS REQUIRED



12. BY-LAWS CONTINUED

- #309-78      A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the construction of relief storm sewers at various locations throughout the City. (General Committee Recommendation #746, May 17, 1978.)

THREE READINGS REQUIRED

- #310-78      A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the oversizing of storm sewers for Creditpoints Subdivision. (General Committee Recommendation #747, May 17, 1978.)

THREE READINGS REQUIRED

- #311-78      A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the reconstruction of Paisley Road Bridge over the Cooksville Creek, and channel improvements on Cooksville Creek. (General Committee Recommendation #748, May 17, 1978.)

THREE READINGS REQUIRED

- #312-78      A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the construction of relief storm sewers in the Credit Woodlands. (General Committee Recommendation #749, May 17, 1978.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #313-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the construction of watercourse improvements to the Sheridan Creek from Clarkson Road to Southdown Road. (General Committee Recommendation #750, May 17, 1978.)

THREE READINGS REQUIRED

- #314-78 A by-law to allocate specifically sums within the General Municipal Development Reserve fund, and to withdraw same therefrom as required for the construction of the Burnhamthorpe Road Bridges over the Credit River and Mullett Creek. (General Committee Recommendation #751, May 17, 1978.)

THREE READINGS REQUIRED

- #315-78 A by-law for numbering buildings. (General Committee Recommendation #752, May 17, 1978.)

THREE READINGS REQUIRED

- #316-78 A by-law to accept a Deed of Land. (This site triangle conveyance is in conjunction with the reconstruction of Second Line West.)

THREE READINGS REQUIRED

- #317-78 A by-law to authorize the execution of a contract for the reconstruction of concrete sidewalks at various locations throughout the City of Mississauga. (Contract 12 221 78004 - awarded to B.I.P. CONSTRUCTION (MISSISSAUGA) LIMITED. See REPORTS FROM MUNICIPAL OFFICERS - R-1.)

THREE READINGS REQUIRED

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12. BY-LAWS CONTINUED

#318-78      A by-law to authorize the execution of a contract for the reconstruction of Second Line West, including watermain construction. (Contract 17 111 77059 - awarded to FERMAR PAVING LIMITED. See REPORTS FROM MUNICIPAL OFFICERS - R-2.)

THREE READINGS REQUIRED

#319-78      A by-law to authorize the execution of a contract for the supply and installation of traffic control signals at Burnhamthorpe Road East and Central Parkway. (Contract 16 111 76063A - awarded to STACEY ELECTRIC CO. LTD. See REPORTS FROM MUNICIPAL OFFICERS - R-5.)

THREE READINGS REQUIRED

13. ENQUIRIES

14. NEW BUSINESS

15. NOTICES OF MOTION

16. ADJOURNMENT

Verbal motion

DEPUTATION (b)

I-1

STEPHEN KREPAKEVICH, Q.C., LL.B.  
BARRISTER, SOLICITOR, NOTARY PUBLIC

TELEPHONE 363-4448

MEMBER ONTARIO AND MANITOBA BARS

SUITE 1108  
FEDERAL BUILDING  
85 RICHMOND STREET WEST  
TORONTO, ONTARIO  
M5H 2C9

May 17, 1978

Mr. T.L. Julian,  
City Clerk,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.  
L5B 1M2

ATTENTION: Mrs. Cathy Ferguson

Dear Madam:

RE: Rezoning Application -  
Proposed Residential Development  
North of Dundas Street East, on the  
East Side of Given Road -  
Michael Hrabowsky and West Grove  
Construction Limited -  
File No. OZ/2/76 -Planning Committee  
Item: 5

The above Rezoning Application was dealt with by the Planning Committee at its meeting on May 2, 1978, and I am advised that the matter will be on the Council's Agenda at its next meeting on May 23rd.

The Planning Department in its Report recommended approval of the proposed amendment to the Zoning By-law, subject to the usual conditions, but the Planning Committee passed a Resolution to defer the Application pending further information as to the final disposition of a school site on the West side of Given Road.

The proposed development of the lands in question has been pending for several years now, and the Applicants are most anxious to have the development take place with the least possible further delay, and particularly on the basis that the final disposition or development of the school site at some distance on the other side of Given Road would have no bearing with respect to road patterns or otherwise insofar as the Applicant's lands are concerned.

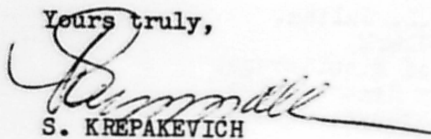


I-1-a

- 2 -

Accordingly I would be much obliged if you would have the Applicants names included in the list of deputations on the Agenda, so that further submissions or representations might be made by them, or on their behalf, in the above regard when the matter is dealt with by Council at its meeting on May 23rd. next.

Yours truly,



S. KREPAKEVICH

SK/bnb

May 17th, 1978

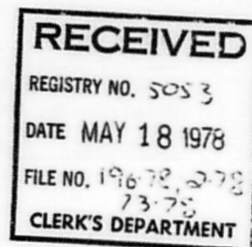


**I-2**  
THE DUFFERIN-PEEL  
ROMAN CATHOLIC  
SEPARATE SCHOOL BOARD

Mr. John Murray  
Committee Co-ordinator  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario

Dear Mr. Murray:

Re: Education Liaison Committee  
Your File 196 78



The Board considered your invitation to appoint four Trustees to the Education Liaison Committee and examined the various areas of mutual concern.

Since all concerns already identified appear to have been adequately covered by Trustees and/or Staff through other committees or member Associations, the Board by resolution declined the invitation to appoint members at this time.

As you know, this Board continues to be in a rapid growth situation resulting in many demands on Trustees meeting time. If, however, any specific subject matter under discussion at any time in future could be best resolved by the participation of both Boards, a Trustee and/or Staff member would be pleased to attend the meeting of this Liaison Committee.

Very truly yours,

DUFFERIN-PEEL R.C.S.S. BOARD

*J. Hugel*  
J. Hugel  
Director of Education

JH:md

✓ REFERRED TO  
EDUCATION LIAISON COMMITTEE

May 15, 1978

I-3

City Clerk,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario

Attention: Mayor and Councillors

RECEIVED

REGISTRY NO. 4948

DATE MAY 16 1978

FILE NO. 9-78

CLERK'S DEPARTMENT



Dear Sir:

In a recent letter submitted to general committee of Mississauga City Council, Ms. M. Lakin, a field agent for a New York based group, The Fund for Animals, referred to a circus as "an unscrupulous business" and urged council to ban circuses in Mississauga because of alleged safety hazards, cruelty to animals and flim-flam promotions.

Square One hosted Circus Vargas for performance periods in the summers of 1976 and 1977 and, as such, takes strong exception to the accusations made by Ms. Lakin.

Contrary to the beliefs of this organization, it has been proven by experts that circus animals are not mistreated, but well cared for, well fed and groomed. The animal's instinct would not allow him to perform for his trainer if he were cruelly treated.

As well, inspections by all government agencies concerned, including the Humane Society have provided a clear report for the production, staging and handling of animals in the Vargas circus.

The recent incident at Circus Vargas in California is regrettable but does not indicate a hazard considering the many hundreds of performances per year by this circus. Certainly one incident of this nature is not ample reason to ban the production but simply a reason to alleviate the structural problem for the future.

In our opinion, Circus Vargas is a very professional organization and, to our knowledge, has never been involved with any questionable promotion. In fact, the Mississauga promotion was under the direction of our own Promotion Department and received no complaints whatsoever. Circus Vargas acted as a responsible corporate citizen and provided a generous supply of free tickets for blood donors, service clubs and the Salvation Army. As well, one must look at the number of local part-time students' jobs created by the Circus.

✓ TO BE RECEIVED  
✓ COPY HAS BEEN SENT TO  
K. COWAN, ONTARIO HUMANE SOC.

I-3-a

It is unfortunate that a small minority group like the Fund for Animals can determine the traditional entertainment like a circus with their performances, that so many citizens have enjoyed over the years.

Ms. Lakin need not concern herself about a performance this year - the Circus will travel exclusively in the USA and unfortunately cannot include Ontario in their program.

However, we would be happy to welcome back the Circus in the future provided, of course, that it meets all standards of our local by-laws.

Sincerely,  
SQUARE ONE SHOPPING CENTRE  
George Becher  
Manager



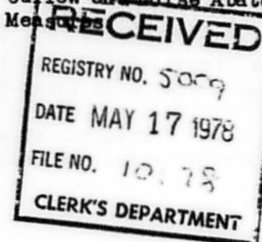
I-4



Society for Aircraft Noise Abatement  
39 TOLEDO ROAD  
ETOBICOKE, ONTARIO  
M9C 2H4  
TELEPHONE 621-4388

May 9, 1978

Re: Toronto International Airport  
Curfew and Noise Abatement  
Measures



The Hon. Otto Lang,  
Minister of Transport,  
House of Commons,  
OTTAWA, Ont.

Dear Mr. Lang:

As the Society for Aircraft Noise Abatement (SANA) sees it, the importance of maintaining the curfew at Toronto International Airport as rigidly as possible cannot be overestimated.

Enforced, the curfew permits some quarter of a million people living in the airport area to sleep at night.

In recent weeks, our organization has received complaints indicating that it appears to some airport-area residents that curfew-time activity at Toronto International Airport is increasing.

It would distress us to think this is so because we are convinced the curfew is one of the most effective of the various--and much appreciated--measures taken by your Ministry to reduce the airport's impact on residential neighbourhoods in Etobicoke, Mississauga and Brampton-Bramalea.

We want you to know that SANA supporters rely on present noise abatement measures being enforced to keep our neighbourhoods liveable. As well, we count on the Federal government maintaining the commitments it made with regard to future operations at Malton.

Anything less, we feel, would undermine the current, and usually reasonable, situation, and lead to unbearable noise in our neighbourhoods.

As you know, our organization has long-advocated a second airport to serve the Metro Toronto area. We trust that, when it is built, its acreage will be sufficient to encompass the highest noise lands, and that development under its flight paths will be controlled so our situation is not repeated.

We know your Toronto officials understand our concerns, and we appreciate the efforts they make to consider us.

With best regards,

Yours very truly,

PAUL LEWIS  
PRESIDENT

TO BE RECEIVED



Society for Aircraft Noise Abatement

39 TOLEDO ROAD  
ETOBICOKE, ONTARIO  
M9C 2H4  
TELEPHONE 621-4388

I-4-a  
2.

C.C.

The Rt. Hon. Pierre Trudeau  
The Hon. Alastair Gillespie  
James Fleming, M.P.  
Kenneth Robinson, M.P.  
Tony Abbott, M.P.  
Ross Milne, M.P.  
Premier William Davis  
Mississauga MPPs: R. Douglas Kennedy, Terry Jones, Bud Gregory  
Ed Philip, MPP  
Nick Leluk, MPP  
Patrick Lawlor, MPP  
John MacBeth, MPP  
Richard Day, SANA-Mississauga  
Ward 7 Parliament, Mississauga  
Forest Glen Community Association  
Burnhamdale Residents' Association  
Fleetwood Homeowners' Association  
Applewood Hills Homeowners' Association  
Applewood Heights Homeowners' Association  
South Applewood Homeowners' Association  
North Applewood Homeowners' Association  
Orchard Heights Town & Country Homeowners' Association  
Dixie-Lakeshore Homeowners' Association  
Sherway Community Association  
Markland Homes Association  
Bloorville Gardens Residents' Association  
West Humber Homeowners' Association  
Elms Rindale Residents' Association  
Etobicoke Federation of Residents and Ratepayers Associations  
New Airport Now (NAN)  
Etobicoke, Mississauga and Brampton Councils



I-5

City of Mississauga

MEMORANDUM

To: Mayor and Members of  
General Committee

From: Basil Clark, Q.C.,  
City Solicitor.

May 5, 1978.

Re: Ontario Municipal Board Hearings

Attached are calendars indicating the Ontario Municipal Board hearings scheduled for May and June.

Sincerely,

Basil Clark, Q.C.,  
City Solicitor.

AMCD:jp

Encls.

|                    |
|--------------------|
| <b>RECEIVED</b>    |
| REGISTRY NO. 408   |
| DATE MAY 9 1978    |
| FILE NO.           |
| CLERK'S DEPARTMENT |

TO BE RECEIVED

# May

| Sunday | Monday                                                                  | Tuesday | Wednesday | Thursday | Friday                                                                       | Saturday |
|--------|-------------------------------------------------------------------------|---------|-----------|----------|------------------------------------------------------------------------------|----------|
| I-5-a  | 1<br>Dalewood<br>Investments<br>10.00 a.m.<br>180 Dundas St.<br>Toronto | 2       | 3         | 4        | 5                                                                            | 6        |
| 7      | 8                                                                       | 9       | 10        | 11       | 12                                                                           | 13       |
| 14     | 15                                                                      | 16      | 17        | 18       | 19<br>Ontario<br>Khalsa<br>Darbar<br>10.00 a.m.<br>180 Dundas St.<br>Toronto | 20       |
| 21     | 22                                                                      | 23      | 24        | 25       | 26                                                                           | 27       |
| 28     | 29                                                                      | 30      | 31        |          |                                                                              |          |

**DALEWOOD INVESTMENTS** - Rezoning appeal and Official Plan reference to allow townhouse development at Goreway & Etude Drive in Malton.

**ONTARIO KHALSA DARBAR** - appeal by Region of Committee of Adjustment decision which permitted use of an existing single family dwelling on Dixie Road, north of Derry Road East for a social and religious place, notwithstanding 'A' zoning.

**NOTE:** The Region has confirmed that their appeal has not been withdrawn because applicant has not met Region's conditions (e.g. 1 foot reserve).



# June

| Sunday      | Monday                                                 | Tuesday | Wednesday | Thursday | Friday                                                          | Saturday |
|-------------|--------------------------------------------------------|---------|-----------|----------|-----------------------------------------------------------------|----------|
|             |                                                        |         |           | 1        | 2                                                               | 3        |
| 4           | 5                                                      | 6       | 7         | 8        | 9                                                               | 10       |
| 11          | 12                                                     | 13      | 14        | 15       | 16<br>By-law 291-76<br>10.00 a.m.<br>180 Dundas St.<br>Toronto. | 17       |
| 18          | 19<br>W. Arch<br>2.00 p.m.<br>Bramalea<br>Civic Centre | 20      | 21        | 22       | 23                                                              | 24       |
| 25<br>I-5-b | 26                                                     | 27      | 28        | 29       | 30                                                              |          |

BY-LAW 291-76 - an amendment to By-law 5500 to exempt lands within Registered Plan 436, located in the area of Victory Crescent, Malton, from the frontage and area requirement of an 'R4' zone.

W. ARCH - appeal by applicant from refusal of Land Division Committee to grant severance of a parcel of land zoned 'G' and located on Barbertown Road.

RECEIVED NO. 1000  
DATE MAY 15 1978  
FILE NO. 35 15 150 15  
CLERK'S DEPARTMENT

I-6

The Cabinet  
Office

Parliament Building  
Queen's Park  
Toronto Ontario  
M7A 1A1

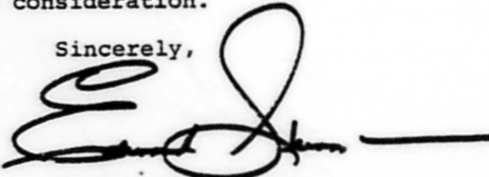
May 3, 1978

Dear Mr. McGillivray:

This will acknowledge your letter of April 12th written on behalf of the Council of the City of Mississauga and addressed to the Honourable William G. Davis, regarding amendments to The Regional Municipality of Peel Act and The Municipal Act affecting the disposition of funds.

I have brought your views to the Premier's attention and he has asked me to forward copies of your letter to his colleagues the Honourable Darcy McKeough, Treasurer of Ontario and Minister of Economics and Intergovernmental Affairs and the Honourable George McCague, Minister of the Environment for their consideration.

Sincerely,



Edward Stewart,  
Secretary of the Cabinet

TO BE RECEIVED

Mr. L.M. McGillivray,  
Deputy City Clerk,  
City of Mississauga,  
1 City Centre Drive,  
MISSISSAUGA, Ontario.  
L5B 1M2

I-7



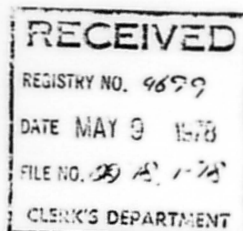
Office of the  
Minister

Ministry of  
Transportation and  
Communications

May 8, 1978.

Ferguson Block  
Queen's Park  
Toronto, Ontario  
416 965-2101

Mr. T. L. Julian,  
Clerk,  
1 City Centre Drive,  
Mississauga, Ontario.



Dear Sir/~~Madam~~

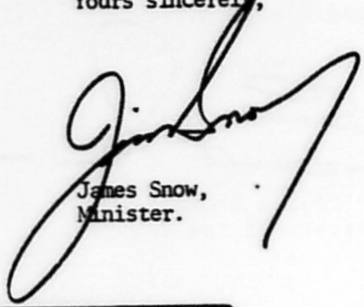
Please advise your Council that I have directed an advance payment of subsidy in the amount of \$ 1,597,200 to be made to your Municipality.

The amount is 30% of your normal subsidy allocation rounded to the nearest \$50.00.

A cheque in this amount will be mailed to the Treasurer of your Municipality in due course.

With kindest regards, I remain,

Yours sincerely,

  
James Snow,  
Minister.

✓ TO BE RECEIVED  
COPY HAS BEEN SENT TO  
W. MUNDEN, W.P. TAYLOR



I-8

Office of the  
Minister

Ministry of  
Transportation and  
Communications

May 12, 1978

Ferguson Block  
Queen's Park  
Toronto, Ontario  
416-965-2101

Mr. L. M. McGillivray  
Deputy City Clerk  
The Corporation of the City  
of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

|                    |
|--------------------|
| <b>RECEIVED</b>    |
| REGISTRY NO.       |
| DATE MAY 16 1978   |
| FILE NO.           |
| CLERK'S DEPARTMENT |

Re:  
Resolution #191,  
passed by  
Council, Apr 24/78

Dear Mr. McGillivray:

I would like to acknowledge and thank you for your recent correspondence outlining to me your Council's views on the proposed amendment to the Public Commercial Vehicles Act (Bill 21) that I introduced in the Legislature on March 2nd, 1978.

Over the past two months, I have received considerable representation both supporting and opposing various sections of the Bill. Having discussed these matters in detail with representatives of the manufacturing and trucking industries, I have decided to allow both Bill 21 and Bill 41 (which pertains to the enforcement aspects of the Public Commercial Vehicles Act) to die on the Order Paper.

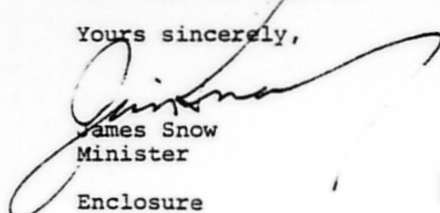
In their place, on May 2nd, I introduced a Bill which combines Bills 21 and 41 with two exceptions; I am reducing the list of exempted commodities and deleting the regional licensing proposal. You will note that section 2(2)(f) has now been modified insofar as liquid industrial waste is concerned.

For your information, I am enclosing copies of:

- 1) My statement of May 2nd to the Ontario Legislature introducing the proposed Public Commercial Vehicle Amendment Act. \*\*\*
- 2) The proposed Public Commercial Vehicle Amendment Act. \*\*\*

With kindest regards, I remain,

Yours sincerely,

  
James Snow  
Minister

Enclosure

\*\*\* Copies available in  
Clerk's Department

TO BE RECEIVED

I-9



Ontario  
Housing  
Corporation

Ministry  
of  
Housing

OFFICE OF THE CORPORATE  
SECRETARY

101 Bloor Street West  
Toronto, Ontario  
M5S 1P8

May 3, 1978

Mr L. M. McGillivray  
Deputy City Clerk  
The Corporation of the City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario

|                    |
|--------------------|
| <b>RECEIVED</b>    |
| REGISTRY NO. 4697  |
| DATE MAY 9 1978    |
| FILE NO. 60 15     |
| CLERK'S DEPARTMENT |

Dear Mr McGillivray:

The Minister, the Honourable Claude F. Bennett, has requested that I reply to your letters of April 12 and 14, 1978, and thank you for the copy of the report prepared by the Regional Municipality of Peel on March 1, 1978, on the "Analysis of the A.H.O.P./H.O.M.E. Programme.

It is noted that by resolution passed on April 10, 1978, Council requested that the Provincial and the Federal Governments withdraw or modify the existing AHOP/HOME programme so as to eliminate the built-in inequities demonstrated in the Regional Report of March 1, 1978.

It is also noted that Council wishes the Federal and Provincial Governments to investigate and consider solutions for those families who are experiencing or will be experiencing financial hardships due to the plan in existence.

It is further noted that the Ministry of Housing is requested to consider the allocation of funds presently budgeted to the HOME program toward stimulating rental programme.

It is also noted that the City Solicitor is authorized to investigate into the possibility of the City not approving any further AHOP/HOME projects until the scheme is satisfactorily modified to the City's satisfaction.

✓ TO BE RECEIVED.  
COPY HAS BEEN SENT  
TO B. CLARK

cont.....2/-



I-9-a

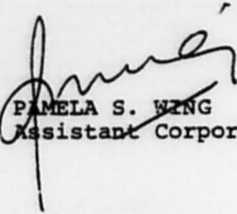
- 2 -

May 3, 1978

Mr L. M. McGillivray

This information has been referred to the Regional  
Director, Central/East, of the Community Housing  
Division, for his attention.

Yours truly,



PAMELA S. WING  
Assistant Corporate Secretary

I-10



A 771718

Ontario Municipal Board

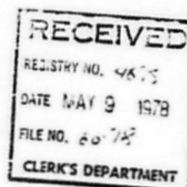
IN THE MATTER OF Section 42 of  
The Planning Act (R.S.O. 1970,  
c. 349) as amended

Lands located:

Dixie Road,  
north of  
Dundas Street

- and -

IN THE MATTER OF an appeal by  
Hydro Mississauga from a decision  
of the Regional Municipality of  
Peel Land Division Committee



APPOINTMENT FOR HEARING

Hydro Mississauga having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 27th day of October, 1977 whereby the Committee granted an application by Canadian Tire Corporation Ltd. for consent to the conveyance, mortgage or charge or to an agreement for the sale and purchase of a parcel of land having a frontage of 362 feet on Dixie Road (Regional Road #4), an average depth of 950 feet, and an area of 14.1 acres, the lands in question being composed of the south half of Lot 5, Concession 1, N.D.S., formerly in the Town of Mississauga, now in the City of Mississauga, upon the conditions set out in the said decision;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 26th day of June, 1978 at the hour of ten o'clock (local time) in the forenoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 4th day of May, 1978.

✓ TO BE RECEIVED  
COPY HAS BEEN SENT TO  
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY



M 77322

I-11

Ontario Municipal Board

IN THE MATTER OF Section 361 of  
The Municipal Act (R.S.O. 1970,  
c. 284)

Lands located:

Port Credit  
Business Improvement  
Area

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Mississauga for approval of  
its By-law 163-77, passed on  
the 2nd day of August, 1977,  
being a by-law to designate a  
certain area described in Schedule  
"A" to such by-law as an Improve-  
ment Area to be known as the Port  
Credit Business Improvement Area

B E F O R E :

A.H. ARRELL, Q.C.  
Vice-Chairman

- and -

P.G. WILKES  
Member

)  
)  
) Wednesday, the 26th day  
)  
) of April, 1978  
)

THIS APPLICATION having come on for hearing before the Board  
on the 17th day of April, 1978, in the presence of counsel  
for the applicant corporation and it appearing that notice  
of application had been given in accordance with the direc-  
tions of the Board as appears from the statutory declaration  
of the Deputy City Clerk, filed;

THE BOARD ORDERS, under and in pursuance of the legislation  
hereinbefore referred to and of any and all other powers  
vested in the Board, that this application be and the same  
is hereby granted and that By-law 163-77, passed by Council  
of the Corporation of the City of Mississauga on the 2nd day  
of August, 1977, designating the area being composed of  
various lots in the Village of Port Credit and various lots  
according to plans registered in the Land Registry Office

TO BE RECEIVED  
COPY HAS BEEN SENT TO  
W. TAYLOR, R. EDMUNDS & B. CLARK

I-11-a

- 2 -

M 77322

for Peel as B-10, F-12, H-21, C-27 and 313, more particularly described in Schedule "A" to By-law 163-77, as an Improvement Area to be known as the Port Credit Business Improvement Area, be and the same is hereby approved.



*[Handwritten Signature]*  
SECRETARY

4177-1  
150



A 78217

I-12

Ontario Municipal Board

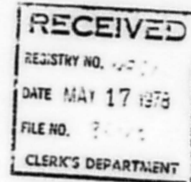
IN THE MATTER OF Section 42 of  
The Planning Act (R.S.O. 1970,  
c. 349) as amended,

Lands located:

4040 Midhurst Lane

- and -

IN THE MATTER OF an appeal by  
Anna Perla from a decision of  
the Committee of Adjustment of  
the City of Mississauga



APPOINTMENT FOR HEARING

Anna Perla having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 12th day of January, 1978, whereby the Committee dismissed an application by Nicola Perla for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the maintenance, on dwelling house premises known municipally as 4040 Midhurst Lane, of an uncovered platform having a rear yard setback of approximately 22 feet, whereas the said by-law requires a minimum rear yard setback of 35 feet;

THE ONTARIO MUNICIPAL BOARD hereby appoints Tuesday, the 11th day of July, 1978, at the hour of ten o'clock (local time) in the forenoon, at the Board's Chambers, 180 Dundas Street West, (8th Floor), Toronto, for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto, this 15th day of May, 1978.

SECRETARY

TO BE RECEIVED  
COPY HAS BEEN SENT TO  
W. TAYLOR, R. EDMUNDS & B. CLARK





# City of Mississauga

## MEMORANDUM

R-1

Mayor and Members of Council

From W. P. Taylor, P. Eng., Commissioner

Dept. Engineering, Works & Building

RECEIVED

REGISTRY NO. 4693

DATE MAY 9 1978

FILE NO. 21-18,33784

CLERK'S DEPARTMENT

May 5, 1978

File Ref: 12 221 78004  
11 141 00010

**SUBJECT:** Reconstruction of Concrete Sidewalks  
**ORIGIN:** Engineering, Works & Building Department  
(1978 Current Works Programme)

**COMMENTS:** Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 4, 1978.

|                                           |                         |
|-------------------------------------------|-------------------------|
| 1. B.I.P. Construction (Mississauga) Ltd. | \$50,030.00 (corrected) |
| 2. Montego Construction Ltd.              | \$51,995.00             |
| 3. Ferma Construction Ltd.                | \$54,175.00             |
| 4. G.W. Barr Const. and Eng. Ltd.         | \$55,870.00             |
| 5. Weldon McEachen Const. Ltd.            | \$58,665.00             |
| 6. Trinetti Construction Ltd.             | \$58,850.00             |
| 7. Domti Construction Co. Ltd.            | \$66,000.00             |
| 8. Bray Construction Co. Ltd.             | \$66,125.00             |
| 9. Andrew Paving and Eng. Ltd.            | \$68,990.00             |

The Engineering estimate for this contract is \$40,000.00. Due to budget restrictions, B.I.P. Construction Limited has agreed to perform a lesser quantity of work at the same unit prices as submitted in their tender. Funds are available for this work in the 1978 Current Works Programme.

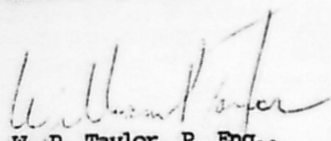
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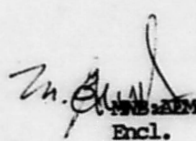
☒ BY-LAW AVAILABLE

R-1-a

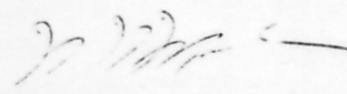
Page -2-

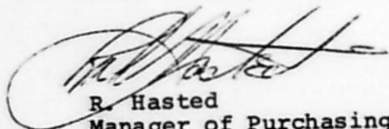
- RECOMMENDATIONS:
1. That the contract for Reconstruction of Concrete Sidewalks be awarded to B.I.P. Construction (Mississauga) Limited, the lowest bidder, at the tendered price of \$50,030.00.
  2. That the by-law to authorize execution of the contract for Reconstruction of Concrete Sidewalks be approved by Council.

  
W. P. Taylor, P. Eng.,  
Commissioner of Engineering,  
Works and Building

  
W. P. Taylor, P. Eng.  
Encl.

c.c. E. Halliday  
R. Edmunds  
L. Love  
A. E. McDonald  
A. Douglas

  
W. Munden  
City Treasurer

  
R. Hasted  
Manager of Purchasing



# City of Mississauga

## MEMORANDUM

Files: 17 111 77059  
11 141 00010

R-2

To: Mayor and Members

Dept: Council

RECEIVED

REGISTRY NO. 4807

DATE MAY 12 1978

FILE NO. P13 77059

CLERK'S DEPARTMENT

William P. Taylor

Engineering, Works & Building

1978 05 10

SUBJECT: Second Line West Reconstruction and Watermain Construction

ORIGIN: 1978 Capital Works Program (Roads)

COMMENTS: The following is a summary of tenders received and opened by a Committee of Council on Tuesday, May 9, 1978:

|                                     |                        |
|-------------------------------------|------------------------|
| 1. Fermar Paving Limited            | \$565,012.05           |
| 2. Bramall and Company Construction | \$602,175.16 Corrected |
| 3. Pave-Al Limited                  | \$619,619.49           |
| 4. Ambro Construction               | \$627,814.20           |
| 5. Warren Bitulithic                | \$629,077.27           |
| 6. Graham Brothers Construction     | \$675,887.05           |

Funding for this project will be assessed to the Region as outlined and approved in the 1978 Capital Budget.

Original departmental estimate of contract price - \$678,000.00

- RECOMMENDATION:
1. That the contract for Second Line West Reconstruction and Watermain Construction be awarded to Fermar Paving Limited, the lowest bidder, at the tendered price of \$565,012.05, subject to the approval of the M.T.C.
  2. That the By-law to authorize the execution of the contract for Second Line West Reconstruction and Watermain Construction (17 111 77059) be approved by Council.

AEM:RES  
BWH:11  
Enclosure

cc: City Manager  
Commissioner of Planning  
Commissioner of Parks  
Director of Supply and Services

William P. Taylor, P. Eng.  
Commissioner

W. H. Munden,  
City Treasurer

R. D. Hasted,  
Manager of Purchasing

✓ BY-LAW AVAILABLE



R-3

City of Mississauga

MEMORANDUM



To Mayor and Members of Council

From Lyle F. Love

Dept. \_\_\_\_\_

Dept. Recreation & Parks

May 15, 1978

SUBJECT: WATER SAFETY WEEK

Water Safety Week is a nationally recognized event. This year the Canadian National Red Cross Association has designated June 4-10 to commemorate this important week.

Many successful activities are held each year in Mississauga regarding Water Safety Week, a number of which are directed toward children.

To stress the significance of water safety and indicate the support of City Council, we ask that Mayor Searle proclaim the week of June 4-10 "Mississauga Red Cross Water Safety Week".

RECOMMENDATION: That the week of June 4-10 be proclaimed "Mississauga Red Cross Water Safety Week" by City Council.

Yours truly,

Lyle F. Love  
Commissioner

/jk

☒ RESOLUTION AVAILABLE



City of Mississauga

MEMORANDUM

FILE REF : 11 141 00011  
13 211 00201

R-4

To: The Mayor and Members of  
The General Committee  
City of Mississauga

From: William P. Taylor, P.Eng., Commissioner  
Dept: Engineering, Works and Building

1978 05 17

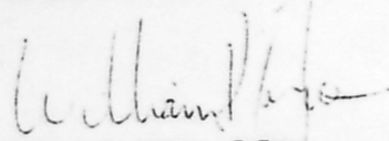
Request No. 125-78  
File No. 7-78, 18-78

LADIES & GENTLEMEN :

SUBJECT : D-Day Parade, June 3, 1978  
SOURCE : Letter dated May 11, 1978, from Port Credit Legion  
COMMENTS : The Port Credit Legion wishes to hold its annual  
D-Day Parade on June 3, 1978, commencing at the  
Legion Hall on Front street, proceeding to Lakeshore  
Road, east to Stavebank Road and north to the  
Cenotaph. The parade will commence at 10.30 a.m.  
and will have police escort.

The Engineering Department has no objection to  
granting a permit to the Legion to hold this parade  
subject to a police escort being provided.

RECOMMENDATION : That permission be granted to the Canadian Legion  
to hold their annual D-Day Parade on Front Street,  
Lakeshore Road, and Stavebank Road on June 3, 1978,  
subject to them arranging for the necessary permit  
and police escort.

  
William P. Taylor, P.Eng.,  
Commissioner,  
Engineering, Works and Building

cc : E. Halliday  
L. Love  
R.G.B. Edmunds

DTJ:jb

✓ RESOLUTION AVAILABLE



# Royal Canadian Legion

COL. ALEX THOMSON BRANCH 82

R-4-a

RECEIVED

REGISTRY NO. 504

DATE MAY 15 1978

FILE NO. 1878.778

CLERK'S DEPARTMENT



35 FRONT ST. NORTH  
PORT CREDIT, ONT.  
L5H 2E1  
278-1705

May 11, 1978

Mayor R. Searle & Council,

City Hall

1 City Centre Dr.

Mississauga, L5B 1M2

Dear Mayor:

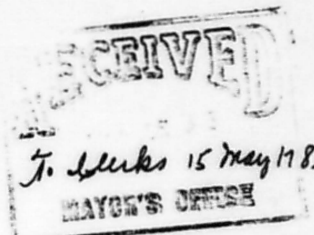
Re D-Day Parade June 3rd, 1978  
Port Credit Cenotaph

This Branch would like permission to hold its  
Annual D-Day parade on June 3rd, 1978.

We will request written permission and assist-  
ance from the Peel Regional Police Chief.

Yours very truly,

President



"They served till death! Why not we?"



# City of Mississauga

## MEMORANDUM

FILE REF: 11 141 00010  
13 211 00208  
16 111 76063 A

R-5

To: The Mayor and Members of Council  
Dept: City of Mississauga

From: William P. Taylor, P. Eng., Commissioner  
Dept: Engineering, Works and Building

May 16, 1978

### LADIES & GENTLEMEN:

SUBJECT: Tender for the supply and installation of traffic control signals at Burnhamthorpe Road East and Central Parkway.

ORIGIN: Engineering, Works and Building Department.

COMMENTS: Listed below is a summary of tenders received and opened by a Committee of Council on Tuesday May 9, 1978.

|                             |             |              |
|-----------------------------|-------------|--------------|
| 1. Stacey Electric Co. Ltd. | \$22,485.00 | *\$22,385.00 |
| 2. Guild Electric Limited   | \$23,781.00 | *\$23,621.00 |

\*Error in addition, the revised total cost of the installation is as noted.

The original estimate for these works was \$20,000.00. Funds for this work are available in the 1977 Traffic Signal Program.

### RECOMMENDATIONS:

- 1) That the contract for the supply and installation of traffic control signals at Burnhamthorpe Road East and Central Parkway be awarded to Stacey Electric Co. Ltd., the lowest bidder, at the revised tendered price of \$22,385.00, subject to the approval of the Ministry of Transportation and Communications.
- 2) That the by-law to authorize execution of the contract for the supply and installation of traffic control signals at Burnhamthorpe Road East and Central Parkway be approved by Council.

DTJ:mj  
Att.

William P. Taylor, P. Eng.  
Commissioner  
Engineering, Works & Building Department

W. Munden, City Treasurer

c.c. E. Halliday  
L. Love  
R.G.B. Edmunds  
B. Hasted

R. Hasted, Manager of  
Purchasing and Supply

☒ BY-LAW AVAILABLE

GENERAL COMMITTEE OF COUNCIL

MAY 10, 1978

REPORT NO. 18-78

TO: The Mayor and Members of Mississauga Council.

The General Committee of Council presents its eighteenth report and recommends:

692. That the verbal information supplied by Mr. R. Beach, Regional Assessment Commissioner, with respect to assessment of farm lands, be received.

(04-692-78) 68-78

693. That authorization be granted to the City Clerk to apply to the Ontario Municipal Board for approval to debenture an amount of \$20,000.00 for the construction of a culvert on Second Line East at Etobicoke Creek approximately 4000 feet south of Derry Road.

(04-693-78) PN 78-072

694. (a) That \$72,000.00 be allocated from the 1978 Capital Streetlighting Budget to improve the streetlighting at the fifteen intersections within the City of Mississauga, as listed in the report dated April 20, 1978, from the Commissioner of Engineering, Works and Building.
- (b) That \$13,000.00 be allocated from the 1978 Capital Streetlighting Budget to replace the streetlighting on Mississauga Road from Harkiss Road to Burnhamthorpe Road.
- (c) That \$15,000.00 be allocated from the 1978 Capital Streetlighting Budget to continue the City's program of replacing 300 watt incandescent streetlights with 70 watt high pressure sodium streetlights.

May 10, 1978

ITEM 694 CONTINUED

- (d) That the City apply to the Region of Peel and the Ontario Municipal Board for approval to debenture the \$100,000.00 required to carry out the 1978 streetlighting programme.

(04-694-78) 33-78A  
27-78

- 695. (a) That the Channel Improvements on Lornewood Creek from C.N.R. to Lake Ontario as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the funding of this project in the amount of \$270,000.00 be derived from the prepayment of levies by the developer with any shortfall to be made up by at the developer's expense.

(04-695-78) PN 78-062

- 696. (a) That the construction of a culvert at Lornewood Creek under the C.N.R., as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$80,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-696-78) PN 78-061

- 697. (a) That the construction of channel improvements on Cooksville Creek between Burnhamthorpe Road and Hurontario Street, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved. (Liverton Site)
- (b) That the sum of \$600,000.00 be allocated from the General Municipal Reserve Fund to be withdrawn as required.

(04-697-78) PN 78-057

May 10, 1978

698. (a) That the construction of storm sewer outfall improvements on Helene Street at Lake Ontario, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$100,000.00 be allocated from the General Municipal Reserve Fund to be withdrawn as required.

(04-698-78) PN 78-063

699. (a) That the reconstruction of Dundas Street from Dixie Road to Cawthra Road, including streetlighting update, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$100,000.00 be allocated specifically within the Road Improvement account of the General Municipal Reserve Fund to be withdrawn as required.

(04-699-78) PN 75-077

700. (a) That the Cooksville Creek Improvements, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$300,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-700-78) PN 78-053

701. (a) That the construction of a detention structure and channelization on Cooksville Creek between Hurontario Street and Eglinton Avenue, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$450,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-701-78) PN 78-056



May 10, 1978

702. (a) That the land acquisition for road reconstruction at various locations in Mississauga, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$250,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-702-78) 33-78A  
18-78

703. (a) That the construction of Darcel Avenue from terminal point to Indian Line, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$164,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-703-78 PN 78-077

704. That parking meters be installed on the west side of Brant Avenue adjacent to the commercial development and that the by-law to amend Traffic By-law 234-75, as amended, be enacted.

(04-704-78) 86-78

705. That the draft by-law amending Traffic By-law 234-75, as amended, be approved, and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk. (Fire Access Route - 7205 Goreway Drive, 1560 Bloor Street, 2252-2260 Bromsgrove road, 100 City Centre Drive.)

(04-705-78) 86-78

May 10, 1978

706. That the draft by-law amending Traffic By-law 234-75, as amended, be approved, and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk. (Fire Access Route - 2225 Erin Mills Parkway, 549 & 573 North Service Road, 600 and 620 Lolita Gardens, 33 City Centre Drive, 55 City Centre Drive, and 77 City Centre Drive.)

(04-706-78) 86-78

707. That the Ministry of Natural Resources be advised that the City of Mississauga will adhere to its memo of April 23, 1978, in that all Engineering contracts will indicate that the 10% holdback includes a condition that the City must be in receipt of confirmation by the Pits and Quarries Inspector that a wayside pit has been satisfactorily rehabilitated.

(04-707-78) 82-78

708. That the letter dated May 3, 1978, from the Credit Valley Conservation Authority with reference to Park Royal Sanitary Trunk Sewer - Emergency Wet Weather Overflow to Sheridan Creek, be received.

(04-708-78) 35-78  
54-78  
53-78

709. That the Building Construction Report for the month of April, 1978, be received.

(04-709-78) 4-78A

710. That the Lease Agreement dated March 13, 1978, between the Credit Valley Conservation Authority and the City of Mississauga, covering lands along the Cooksville Creek, being all of Block A and part of Lot 1, Plan 528, be executed by the City. (Barrick Construction lands.)

(04-710-78) 54-78  
66-78

May 10, 1978

711. (a) That the information contained in the letter dated February 3, 1978, and accompanying booklet entitled "Municipal Tendering Procedures" from the Ministry of Transportation and Communications, be received.
- (b) That the Ministry of Transportation and Communications be advised that the City of Mississauga will incorporate the pertinent portions of the booklet which can be applied to the purchasing and tendering procedures of the City of Mississauga.

(04-711-78) 21-78

712. That clauses (b) and (c) following "Grants should not be given under the following circumstances" of the Grants Policy approved by Council on March 13, 1978, be amended to read as follows:-

- (b) Programmes which clearly fall within the jurisdiction of the government of the Region of Peel, the Province of Ontario, or the Government of Ontario, except in emergency situations.
- (c) Programmes which can be funded under the United Appeal and similar agencies, except in emergency situations.

(04-712-78) 30-78  
34-78

713. That the agreement dated April 4, 1978, between the City of Mississauga and Ontario Hydro for the purchase of land for the Fieldgate Drive Extension in parts of Lots 3 and 4, Conc. 2, N.D.S., be executed by the City.

(04-713-78) PN 76-125

714. THAT the following Target Service Levels be approved:

- (a) Fire Stations - 12 for ultimate development;
- (b) Transit Terminal - 808 sq. ft./bus;
- (c) Arenas - 1 per 40,000 population;
- (d) Sports Complex - 1 sports Complex for the City, with involvement by the private sector;
- (e) Conservatory and Greenhouse - 1 Conservatory and 1 Greenhouse for the City;
- (f) Demonstration Farm - 80 - 120 hectares in the City for Demonstration Farm;

May 10, 1978

ITEM 714 CONTINUED

AND FURTHER that the Target Service Levels with respect to the following be referred back to Staff for report and recommendation:

- (a) Transit - Passenger Interchange Facilities;
- (b) Football Fields
- (c) Bandshell
- (d) Museum
- (e) Parkettes
- (f) Parking Lots

(04-714-78) 33-78A

715. That Councillor Frank Bean be reappointed to the Peel Region Branch of the Ontario Humane Society for the year 1978.

(04-715-78) 2-78  
104-78

716. That the City of Mississauga receive the resolution passed by the City of Kitchener on October 11, 1977, expressing its concerns to the Province of Ontario relative to the quality of movies shown throughout the Province which contain undue exploitation of sex and violence, and further encourage the Province to ensure that more stringent conditions are imposed by the Ontario Board of Censors.

(04-716-78) 67-78

717. That the City of Mississauga endorse the resolution passed by the City of Kitchener on April 17, 1978, requesting the Province:

- (a) to develop, with all possible haste, standard refillable soft drink bottles;
- (b) to encourage and promote, to the furthest extent, the use of such bottles in Ontario.

(04-717-78) 67-78



May 10, 1978

718. That a by-law be passed authorizing the City Solicitor to proceed with an action on behalf of the City against Stange Canada Limited which was in contravention of Mississauga By-law 6750, being a by-law forbidding obstructions on road allowances.

(04-718-78) 31-78

719. That the report dated May 3, 1978, from the Commissioner of Recreation and Parks, with respect to Mosquito Larvae, St. Louis Encephalitis, be received.

(04-719-78) 17-78

720. That the City Solicitor initiate the necessary motion before the Ontario Municipal Board to have dismissed, the objection of J. Davies Limited to Committee of Adjustment decisions in Files "A" 100/78 and "A" 101/78, or in the alternative to dispense with a hearing before the Ontario Municipal Board or in the further alternative, to obtain the earliest possible date for any hearing required by the O.M.B. in this matter.

(04-720-78) 32-78



REPORT NO. 19-78

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its nineteenth report and recommends:

721. That the verbal presentation by Mr. Jan Davies, with respect to application OZ-77-75, Jan Davies Ltd. & Jesam Investments Limited, be received.

(04-721-78) OZ-77-75

722. (a) That the City owned industrial lands known as the Hart Estate be subdivided as shown in the Sketch attached to the Clerk's report dated May 13, 1978.
- (b) That \$178,680.00 be temporarily allocated from the General Municipal Development Reserve Fund for the construction of a cul-de-sac on the east side of Netherhart Road and the preparation of a reference plan by Marshall Macklin, Monaghan Limited.
- (c) That the 25 acre reserve for existing salvage yard operation be deleted.
- (d) That a by-law be passed rezoning the Hart Estate to M-2 from M-2A except for 9 acres located on the cul-de-sac.
- (e) That the sale price for the lands be established at \$97,500.00 per acre for the lands fronting on Britannia Road, \$95,000.00 per acre for the lands fronting on Netherhart Road and \$90,000.00 per acre for the lands located on the proposed cul-de-sac, subject to a review of these prices made semi-annually.
- (f) That all leases of City owned industrial lands be based on a 30 year term and a rent based on 8 1/2% of the suggested selling price per annum with the lessee responsible for all expenses.

May 17, 1978

ITEM 722 CONTINUED

- (g) That commissions be paid to real estate agents securing acceptable offers to purchase or lease on the basis as set out in City Policy.
- (h) That the conditions in the Agreement of Purchase and Sale prepared by the Legal Department be imposed on all purchasers of City owned industrial lands.

(04-722-78) 117-78

- 723.
- (a) That Committees established by Council be provided with a light lunch if it is necessary to call the meeting over the lunch hour.
  - (b) That coffee, tea and cookies be provided if requested for all Committees established by Council during their regular meetings.
  - (c) That coffee be provided for outside group meetings, if requested.
  - (d) That the cost for the services be charged against the Council and/or group budget.
  - (e) That Staff prepare a report on the total costs involved in the provision of this service.

(04-723-78) 70-78  
34-78

724. That the report dated April 27, 1978, from the City Manager with respect to an Executive Assistant to the City Manager, be referred to the Administration Task Force for consideration.

(04-724-78) 40-78

May 17, 1978

725. That the report dated May 8, 1978, from the City Manager with respect to the costs involved in hiring an industrial commissioner, be received.

(04-725-78) 40-78

726. That the cash payment in lieu of the 5% dedication of land for Crestdale Developments, T-24165, be reduced from \$30,400.00 to \$28,700.00 as a result of a review of the file and new evidence, as set out in the report dated May 9, 1978, from the Property Agent.

(04-726-78) T-24165

727. That the sum of \$63,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with proposed plan T-77017, Mississauga Golf and Country Club, comprising 24 residential detached single family lots, zoned R1 and 7 blocks reserved for future development - Mississauga Road and Queen Elizabeth Way.

(04-727-78) T-77017

728. (a) That the sum of \$16,000.00 be accepted as the cash in lieu of the 5% land dedication in connection with Caravan Trailer Rental Co. Limited, application B 226/78-M, an M2 zoned industrial parcel situated on the east limit of Second Line East, being part of the E 1/2 of Lot 5, Conc. 4, E.H.S.
- (b) That the sum of \$16,650.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Caravan Trailer Rental Co. Limited application B 227/78-M, an M2 zoned industrial parcel situated on the east limit of Second Line East, being part of the E 1/2 of Lot 5, Conc. 4, E.H.S.

(04-728-78) 66-78

May 17, 1978

729. That the Quit Claim Deed dated May 1, 1978, whereby the City conveys to the Ministry of Government Services, part of Lot 10, Conc. 2 N.D.S., designated as part 1 on Plan 43R-5488, be executed by the City. (Highway 403 Reconstruction-Cawthra Road-Allison Property.)

(04-729-78) 22-78

730. That the two leases, one dated March 6th, 1978 and the other dated March 10th, 1978, between the Credit Valley Conservation Authority and the City of Mississauga, covering part of Lot 12, Conc. 3 .S.D.S, and Block A and D and Part Block C, Plan 377, be executed by the City. (Adamson-Proteous Property-850 Enola Road.)

(04-730-78) 54-78  
111-78  
02-88-66

731. That the report dated May 5, 1978, from the City Treasurer with respect to the Statement of Unallocated Reserves and Amenities Receipts as at March 31, 1978, be received.

(04-731-78) 65-78  
147-78

732. That the report dated February 23, 1978, from the Commissioner of Finance with respect to Zero Based Budgeting, be deferred to a General Committee Meeting when the City Manager and the Finance Commissioner are present.

(04-732-78) 33-78



May 17, 1978

733. That the City not object to the Fairview Community Association applying to the Liquor License Board of Ontario for a permit for the sale of liquor, beer and wine at the Community Family Bar-B-Q on Saturday, June 24, 1978, from 3:00 p.m. to 7:00 p.m. to be held on the school grounds of Fairview Public School, 3590 Joan Drive.

(04-733-78) 118-78

734. That the letter dated May 2, 1978, from the Metropolitan Toronto and Region Conservation Authority with respect to the Etobicoke and Mimico Creeks, be received; and further that this letter be forwarded to the Commissioner of Engineering, Works and Building for his comments to be included in the report with respect to Brampton Official Plan Amendment #6.

(04-734-78) 35-78  
60-78  
75-78

735. That the letter dated May 5, 1978, from R. Douglas Kennedy, M.P.P., Mississauga South, with respect to Bill 21, The Public Commercial Vehicles Act - proposed amendments, be received.

(04-735-78) 22-78

736. That the letter dated May 8, 1978, from the Toronto Area Transit Operating Authority with respect to the proposed GO Commuter Service Milton/Toronto - "Meadowvale Station" Site, be received.

(04-736-78) 121-78

737. That permission be granted to the Portuguese Catholic Parish, Mississauga to hold its annual parade for the celebration of the feast of our Holy Saviour and St. Peter, conditional upon the applicant:

- (a) obtaining the necessary permits in compliance with By-law 6750.



May 17, 1978

ITEM 737 CONTNUED

- (b) obtaining all necessary permits from the Region of Peel to allow the use of Cawthra Road.
- (c) arranging with Peel Regional Police for the necessary escort and point duty officers.

(04-737-78) 7-78  
18-78

- 738.
- (a) That the report dated May 5, 1978, from the Commissioner of Engineering, Works and Building, with respect to Ramp Metering currently in operation at the Queen Elizabeth Way on-ramps throughout the City of Mississauga, be received.
  - (b) That the Ministry of Transportation and Communications be requested to extend the Queen Elizabeth Way Ramp Metering System westerly to include interchanges in Oakville.
  - (c) That the Ministry of Transportation and Communications be requested to discontinue Ramp Metering within the City of Mississauga for the month of June, and that following this experiment, the Ministry of Transportation and Communications, together with the City's Engineering Department, review the results of this discontinuation and report back to Council.

(04-738-78) 22-78

- 739.
- (a) That the Region of Peel be advised that all Regional Roads in the City of Mississauga are presently named.
  - (b) That the Region of Peel be advised that the City of Mississauga is of the opinion that provision of the Regional Road numbers on signs on Kings' Highways within the urban area, is unnecessary.
  - (c) That the Commissioner of Engineering, Works and Building, in co-operation with the Ministry of Transportation and Communications and the Region of Peel, clarify the signing for Highway 401 - Erin Mills Parkway and Mississauga Road.

(04-739-78) 35-78  
22-78

May 17, 1978

740. That the right-of-way for roadways in both the Erin Mills and Meadowvale Neighbourhoods be defined by the City of Mississauga Traffic By-law and that the draft by-law to amend Traffic By-law 234-75, as amended, be approved.

(04-740-78) 86-78

741. That a "Stop" sign be erected for eastbound traffic on Oriole Avenue at the access to the Port Credit GO Station and that the by-law amending By-law 234-75, as amended, to implement this change, be enacted.

(04-741-78) 86-78

742. (a) That "No Parking Anytime" signs be extended on the south side of King Street to the west limit of 66 King Street West.
- (b) That "No Parking Anytime" signs be extended on the north side of King Street West to Confederation Parkway.
- (c) That "No Parking Anytime" be extended on the east side of Confederation Parkway to King Street West.
- (d) That the draft by-law to amend Traffic By-law 234-75, as amended, to implement these changes, be enacted.

(04-742-78) 86-78

743. That the existing "No Parking Anytime" prohibition signs be removed on the north side of Ponytrail Drive from a point 100 feet east of Fieldgate Drive to the east lot line of the townhouse site at 3360 Ponytrail Drive, and that the draft by-law to amend Traffic By-law 234-75, as amended, to implement this change, be enacted.

(04-743-78) 86-78

May 17, 1978

744. (a) That the widening of Mississauga Road including a Pedestrian facility - south of Kane Road at the C.N.R. right-of-way, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$20,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-744-78) PN 78-102

745. (a) That the construction improvements on the Cooksville Creek between the C.N.R. tracks and Atwater Avenue, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$150,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-745-78) PN 78-054

746. (a) That the relief storm sewer improvements at various locations, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$150,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-746-78) 84-78  
33-78A

747. (a) That the storm sewer oversizing for Credit Points Subdivision, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$32,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-747-78) PN 78-095

May 17, 1978

748. (a) That the reconstruction of the Paisley Road Bridge including channel improvements on the Cooksville Creek, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$200,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-748-78) PN 78-055

749. (a) That the construction of approximately 1420 feet of storm sewers on Credit Woodlands, as outlined in the report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$180,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-749-78) PN 78-067

750. (a) That the contractional works for the Sheridan Creek storm sewer and associated appurtenances, as outlined in the report dated May 3, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$100,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-750-78) PN 75-155

751. (a) That the construction of the Burnhamthorpe Road Bridge structures over the Credit River and Mullett Creek, as outlined in the report dated May 3, 1978, from the Commissioner of Engineering, Works and Building, be approved.
- (b) That the sum of \$2,000,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

(04-751-78) PN 77-067  
192-78



May 17, 1978

752. That the By-law for numbering buildings be executed by the Mayor and Clerk.

(04-752-78) 4-78

753. That the letter received by the Clerk's Office on May 8, 1978, from Mr. D. H. Campbell, with respect to the Burnhamthorpe Road Bridge over the Credit River, be received and referred to the Commissioner of Engineering, Works and Building for comments.

(04-753-78) 192-78

754. That the Dufferin-Peel Roman Catholic Separate School Board be requested to consider using the unopened Beverley Street road allowance for a school bus loading zone.

(04-754-78) 86-78

755. That the Property Agent be authorized to prepare an appraisal on the usable lands of Pastoria Holdings, Goreway Drive, with a view to possibly exchanging these lands with a similar acreage equal in value, from the Hart Estate.

(04-755-78) 117-78

756. That a memorandum dated May 8, 1978, and attached brief, from Angela DiLegge, Officer, Landlord and Tenant Advisory Bureau, with respect to the operation and relocation of the Landlord and Tenant Advisory Bureau, be received.

(24-9-78) 164-78  
70-78

757. That the report dated April 3, 1978, from the City Manager regarding the renewal of the lease on the Square One Knowcentre and the Landlord and Tenant Advisory Bureau of the Information and Public Relations Department, be received.

(24-10-78) 164-78  
70-78



May 17, 1978

758. (a) That Report 5-78 of the Recreation and Parks Committee meeting held on May 1, 1978, dealing with grants, be considered at the May 31, 1978, General Committee Meeting.
- (b) That all persons and organizations who requested a grant from the City be notified of the recommendation made by the Recreation and Parks Committee and that this recommendation will be considered by the General Committee on May 31, 1978, at 10:00 a.m.
- (c) That a Special Council Meeting be held on May 31, 1978, to ratify the recommendations with respect to grants.

(08-48-78) 17-78  
30-78

759. That the Zoning By-law application under File OZ/51/77, Hawker Siddeley Canada Limited, be deferred for further information concerning the implementation of the Committee of Adjustment decision, clarification of the definition of the top-of-bank and the Metropolitan Toronto and Region Conservation Authority's intentions with respect to the lands proposed for rezoning.

(07-09-78) OZ/51/77

760. That the rezoning application under File OZ/2/76, Michael Hrabowski and West Grove Construction, be deferred until the Peel Board of Education advises the Planning Department of the future disposition of the School Board's lands in this area and that if their lands are available for development, that the Planning Department determine a road pattern and land use distribution for the Pitfield Construction lands and the Peel Board of Education lands before returning to the Planning Committee with the subject application.

(07-09-78) OZ/2/76

May 17, 1978

761. That the following recommendations with respect to the Port Credit Secondary Plan, be approved:
- (a) That the lands between Queen Street and the CNR tracks and between Harrison Avenue and Maple Avenue be designated in the Port Credit Secondary Plan as Residential Low Density II west of the Armstrong Plant, with the density permitted to exceed 8.5 units per acre for noise abatement design purposes, but not to exceed 10 units per acre subject to site plan control, and that the remainder of these lands, including the Armstrong Plant, be designated Industrial.
  - (b) That the lands of the car dealership on Lakeshore Road at Pine Street be designated in the Port Credit Secondary Plan as "Highway Commercial" but permitting only a car dealership, a professional office, hotel or motel with or without a restaurant in combination, and highway commercial retail establishments compatible with the neighbourhood but excluding service stations, car washes, and restaurants other than those forming part of a hotel or motel; and further, that specific design guidelines be included in the Plan to minimize the impact on the neighbourhood of future developments on this site.

(07-09-78) 189-78

762. That the following recommendations with respect to the Meadowvale West Town Centre, be approved:
- (a) That the Zoning By-law parking requirements for the shopping centre component in the Meadowvale West Town Centre, be amended to 5.5 parking spaces per 1,000 square feet of gross leasable area.
  - (b) That the current parking standard for the proposed office building in the RCL2-Section 738 zone in the Meadowvale West Town Centre, be retained at the current standard of one parking space for each 300 square feet of rentable floor area.

May 17, 1978

ITEM 762 CONTINUED

- (c) That the Zoning By-law parking requirements for the proposed hotel in the Meadowvale West Town Centre, be amended to one parking space per bedroom, plus 3.3 parking spaces per 1,000 square feet of gross floor area devoted to public use other than bedrooms.
- (d) That the Zoning By-law parking requirements for the proposed Church in the Meadowvale West Town Centre, be retained at the current standard of one parking space per 6 seats.
- (e) That the current Zoning By-law parking standards of one parking space per 6 seats be retained for the proposed commercial-recreational facility.
- (f) That the Zoning By-law parking requirements for the proposed library in the Meadowvale West Town Centre, be retained at the current standard of one parking space per 6 seats.
- (g) That the size of a parking space remain an area of at least 180 square feet as defined in Section 108(4)(e) of By-law 5500 for the RCL2-Section 738 zone and an area of at least 200 square feet as defined in Section 2(24) of By-law 5500 for the DC-Section 737 zone.
- (h) That the concept of shared parking facilities in the Meadowvale West Town Centre be endorsed and that its implementation be considered when site plans are submitted for the various components of the Centre.

(07-09-78) 189-78

763. (a) That the Region of Peel Planning Report of March 27, 1978, regarding the scope and content of the 1981 Census of Canada, be endorsed.
- (b) That the Mississauga Planning Report of May 2, 1978, be forwarded to the Region of Peel.

(07-09-78) 35-78

May 17, 1978

764. That the Ministry of Housing be informed that the City of Mississauga concurs with the proposal to add the Region of Peel to the list of governments and agencies exempted for certain purposes from the Parkway Belt Land Use Regulation, as described in the Ministry of Housing communication dated April 10, 1978.

(07-09-78) 145-78

765. That the information concerning CMHC housing statistics for the months of November and December 1977, be received.

(07-09-78) 12-78

766. That the information concerning the CMHC statistics for 1977 with respect to housing starts, housing completions and newly completed and unoccupied dwellings in Ontario and Mississauga, be received.

(07-09-78) 12-78

767. That a public meeting be held for the rezoning application under File OZ/7/77, Mullett Creek Developments Limited, c/o Saz Construction Limited.

(07-09-78) OZ/7/77

768. That Planning Staff prepare a report for the consideration of Planning Committee with respect to the potential land uses for the lands south of Etude Drive, east of Goreway Drive under File OZ/65/73, Dalewood Investments Limited.

(07-09-78) OZ/65/73



May 17, 1978

769. That the Federal Department of Transport be requested to ask their agent, the Ontario Highway Transport Board, to freeze the waiting list of taxicab operators requiring Airport Permits, and further that the regulations governing the issue of permits be revised to ensure that any future issue of permits reflect the existing ratio of Mississauga taxicabs to other cabs now operating at the airport.

(10-33-78) 9-78A

770. That the report dated January 16, 1978, from Ms. Virginia MacLean, Director of Legal Services, indicating that the Mississauga Taxicab Authority has jurisdiction over taxicabs which convey goods or passengers wholly within the City of Mississauga, be received.

(10-34-78) 9-78A

771. That the report dated March 28, 1978, from Mr. B. Clark, Q.C., City Solicitor, suggesting a procedure for dealing with complaints against taxicab drivers, be received.

(10-35-78) 9-78A

772. That where an application for a bingo permit appears not to be in the interest of the local community, that application be referred by the Building and Licensing Department to Council for determination.

(33-5-78) 9-78

773. That the report dated April 25, 1978, from Mayor Searle regarding the licensing of electronic pinball machines which are incidental to the main use of a building, be referred to Mr. K.A. Cowan, Director of Building Standards, for preparation of a report for consideration at the next meeting of the Licensing Committee.

(33-6-78) 9-78



May 17, 1978

774. That the petition from The Canadian Professional Driver Education Association Inc., be received, and further that the signators of the petition be advised that the rates for licensing of driving schools were last revised in 1965 and that the increase from \$10.00 to \$35.00 over a 13 year period is acceptable to locally registered driving schools, and further that the registration fee is for the administration and issue of the license and the policing of the business.

(33-7-78) 9-78

775. That the joint report dated March 22, 1978, from Mr. K.A. Cowan, Director of Building Standards and Ms. V. MacLean, Director of Legal Services, regarding the implications and the financial impact of eliminating licensing fees as proposed in Bill 119, be received, and a copy of that joint report setting out the objections to Bill 119 be referred to the appropriate Ministry of the Province of Ontario, the Association of Municipalities of Ontario, the M.P.P.'s for the City of Mississauga and the Liberal and New Democratic Parties Caucus.

(33-8-78) 9-78



UB-1

Clerk's Department  
1978 05 01

Dear Sir/Madam:

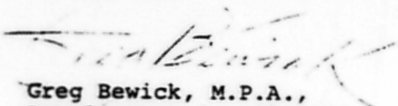
Re: Markborough Properties Limited.

Council at its meeting of May 8, 1978 will be holding a public meeting in connection with a rezoning application (OZ-57-77) submitted to the City. The subject lands also require an Official Plan Amendment. You are being notified of Council's intentions as you are an owner of adjoining lands. Landowners wishing to support or object to the application are invited to attend the Council meeting in the Council Chambers at City Hall at 11:00 a.m. on May 8, 1978.

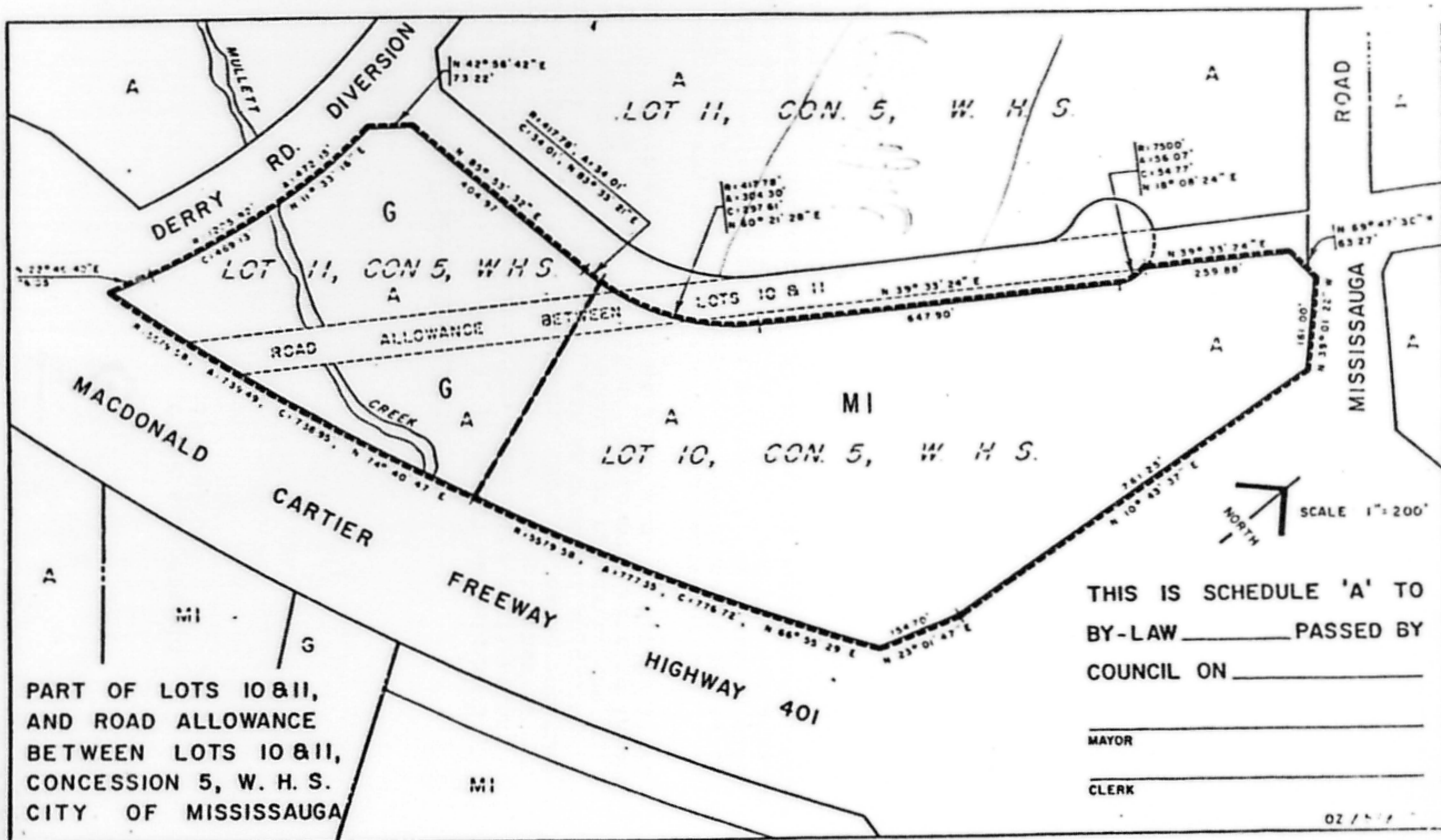
Attached is a map outlining the lands affected by the rezoning application. The effect of the proposed by-law is to rezone the lands from their present 'A' designation which permits primarily agriculture to an 'M-1' and 'G' designation which permits industrial and manufacturing undertakings, and for conservation purposes.

Yours very truly,

THE CORPORATION OF THE CITY OF MISSISSAUGA,

  
Greg Bewick, M.P.A.,  
Development Coordinator.

GB11  
encs.



418-1-a



# City of Mississauga

4B-1-6

## MEMORANDUM

ADDITIONAL BACKGROUND  
INFORMATION

(not sent to residents)

To T. L. Julian

From A. B. Adamson

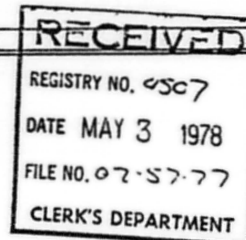
Dept. City Clerk

Dept. Planning

May 3, 1978.

File: OZ/57/77

Re: Part of Lots 10 & 11, Con. 5, W.H.S.  
Markborough Properties Limited



Please find enclosed for your attention copies of an Official Plan Amendment and Zoning By-law which have been prepared in accordance with the following Planning Committee recommendation as adopted by Council on March 28, 1978:

"That the Official Plan and rezoning application under File OZ/57/77, Markborough Properties Limited, subject to certain conditions, be adopted; and further, that Council hold a public meeting under File OZ/57/77, Markborough Properties Limited, when the implementing zoning by-law is to be considered."

The enclosures include 23 copies of the Official Plan Amendment being comprised of one original, 6 duplicate originals and sixteen working copies. One working copy is to be retained by the Clerk's Department and the remaining 22 copies are to be forwarded to the Ministry of Housing after being adopted by City Council by By-law. Also included are 8 copies of a Zoning By-law which has been prepared in conformity with this Official Plan Amendment.

After these documents have been adopted by City Council we suggest that Appendix I to the Official Plan Amendment be completed by indicating the number of property owners in attendance at the public meeting and the concerns expressed by these owners. Also, we suggest that these documents be dealt with in accordance with the following Council Resolution No. 184:

"BE IT RESOLVED THAT with respect to File OZ/57/77 (Markborough Properties Limited lands at new Derry Road and Highway No. 401) the applicant's request as set out in the letter from Mr. R. Webb, Q.C. dated April 17, 1978, be granted subject to arrangements having been made to the satisfaction of the City Solicitor whereby no zoning by-law amendment or Official Plan Amendment will be approved by the Ontario Municipal Board or the Commissioner of Planning for the Region of Peel respectively, until all proper and usual documents have been executed."

GM/gt  
Encl.

*A. B. Adamson*  
A. B. Adamson,  
Director, Development Control.



4B-3

MISSISSAUGA TASK FORCE  
ON HUMAN RELATIONS

MAY 15, 1978

REPORT NO. 2-78

To: General Committee of the City of Mississauga Council

Ladies & Gentlemen:

The Mississauga Task Force on Human Relations presents its second report and recommends:

4. That a quorum of the Mississauga Task Force on Human Relations be a majority of the members.

(29-04-78)

193-78  
83-78

5. That the letter dated March 6, 1978, from Mr. James Crozier, Commissioner of Social Services for the Region of Peel, nominating Ms. Anne Westhues, Msc, MSW, as a representative from the Department of Social Services for the Region of Peel to serve on the Mississauga Task Force on Human Relations, be received.

(29-05-78)

193-78  
2-78

6. That the letter dated April 21, 1978, from Mr. R.E. LeMay, Superintendent of Business Affairs for The Dufferin-Peel Roman Catholic Separate School Board, appointing Mr. A.C. Thompson, Trustee, to the Mississauga Task Force on Human Relations, be received.

(29-06-78)

193-78  
2-78

7. That the letter dated March 14, 1978, from Mrs. M.V. Tribe, of the Peel Educators' Association, advising that she would be representing the elementary teachers of Peel on the Mississauga Task Force on Human Relations, be received.

(29-07-78)

193-78  
2-78

8. That the following organizations be invited to appoint representatives to the Mississauga Task Force on Human Relations:

- (1) Peel Multicultural Council
- (2) Peel Association for Community Relations
- (3) Peel Intercommunity Relations Association

(29-08-78)

193-78  
2-78



UB-3a

9. That the Mississauga Task Force on Human Relations be authorized to appoint further members to the Task Force and to seek submissions from any board, commission, organization, group or individual which they deem necessary to complete their study of human relations within the City of Mississauga.

(29-09-78)

193-78

CITY OF MISSISSAUGA

MINUTES

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: May 4, 1978, 1:45 p.m.

PLACE OF MEETING: Council Chambers

MEMBERS PRESENT: Mayor Searle, Chairman;  
Councillors Kennedy, Spence, Bean,  
Taylor, McKechnie, Hooper, Butt,  
Leavers and McCallion.

MEMBERS ABSENT: Nil.

STAFF PRESENT: E. Halliday, B. Clark, D. Ogilvie,  
W. Taylor, A. MacDonald, R. Edmunds,  
T. Julian, L. Hunt and J. LeFeuvre.

MATTERS CONSIDERED:

Development Agreements with S. B. McLaughlin Associates Ltd.,  
Cadillac Fairview Corporation and Markborough Properties Ltd.

The following material was before the Committee for its  
consideration:

1. Proposed Agreement between the City and S. B. McLaughlin Associates Ltd.
2. Proposed Agreement between the City and Cadillac Fairview Corporation Limited.
3. Proposed Agreement between the City and Markborough Properties Ltd.
4. Agreement relating to the construction of the Burnhamthorpe Bridge across the Credit River between the City and each of the above development companies.
5. Sheet showing development levy comparison between "Big 3" and "John Doe" developers.
6. Sheet showing cash comparison between "Big 3" and "John Does".
7. Sheet showing Additional Benefits to the City from "Big 3".

Mayor Searle advised this was a special General Committee meeting to discuss the Big 3 agreements and that in his view, the agreements reached are in the interest of the City. He thanked and congratulated the Staff for carrying out these very difficult negotiations.

May 4, 1978

The City Manager was requested to lead the Committee through the agreements page by page.

It was decided to review Items 5, 6 and 7 referred to on the previous page prior to reviewing the actual agreements.

1. Development Levy Comparison

City Hall

The City Solicitor informed the Committee that the original heading for this section was General Government and is referred to as such in the John Doe agreements. Mr. Clark advised the Committee that there is little hope that the City can defend a lot levy of \$28.05 for anything such as a City Hall. It was his opinion that a City Hall is precisely the kind of thing that the Ontario Municipal Board would require to be paid by the mill rate. This was also the position taken by the Big 3; therefore, it was taken out of the calculation. The other General Government matters will remain in. In reply to a question by Councillor Spence, Mr. Clark pointed out that it is the Staff's position that the John Doe levy should be reduced by that amount if Council is to be consistent.

2. Cash Comparison

5% Cash in Lieu of Industrial Land

Concern was expressed about the fact that the Big 3 would be exempt from this policy and this might jeopardize the City's position with the John Doe developers. It was explained to the Committee that because the Big 3 park dedication went over and above the City's requirements, it was their (Big 3) opinion that more than sufficient parkland is being supplied by them.

Councillor McCallion requested, with respect to the School Site Cost Formula and Levy Prepayments, where it states that the John Doe developers do not give cash contributions, with possible exceptions, that instead it should state they "sometimes" pay cash for these items.

Acreage Ratio Guarantee

Councillor Taylor stated that in his opinion this should not be shown as a monetary item.

School Site Cost Formula

Considerable discussion took place regarding this matter.

May 4, 1978

Councillor McCallion requested Staff to determine exactly how the \$122.50 per capita was arrived at.

Councillor McKechnie suggested that the Big 3 be asked if they would be willing to sell school sites to the City (if the School Board decided not to acquire them) at the same price as the School Board. The City Manager advised that this was discussed during the negotiations but the developers did not agree.

Councillor McCallion expressed concern over lands which were designated as school sites and not required by the Board, being developed. Was this possibility taken into account when the agreement was negotiated. The City Manager replied that an allowance was included in the agreement to cover such possibilities.

The City Solicitor explained that in the case of Cadillac Fairview which has 1400 acres to be developed under the agreement, if there are a number of school sites not required by the Board and these sites are subsequently developed, this acreage will form part of the total 1400 acres and, therefore, no additional lands would be developed under the agreement.

It was mentioned that the City in calculating its park requirements, relies to an extent on school sites to fulfill those requirements.

Councillor Taylor recommended the following:

That the Big 3 offer to the Municipality, at the school board price, any school site which the Board did not require.

Mayor Searle requested that the motion be held in order to allow further discussion of this topic.

The City Manager stated that when a school site is not required, the reason is that there are no children and if there are no children, then the City in all likelihood would not require the site for park purposes.

The Committee generally agreed that when a school site is not required, that the City should be given first right of refusal at a price to be negotiated, for either the entire parcel or a portion of it. The Committee also agreed that a need for such a site must be demonstrated by the Recreation and Parks Department.

The City Solicitor cautioned the Committee regarding the purchase of parkland at a cost less than \$80,000.00 per acre because the John Doe levy is based on a figure of \$80,000.00 per acre.



May 4, 1978

The Staff was requested to determine if Brampton and Caledon had any agreements regarding the purchase of school sites below market value.

Councillor McCallion recommended:

That in the event a school site is not required by the Board of Education, it be offered to the municipality based on a formula.

No vote was taken on the motion.

A motion for recess was made at 2:45 p.m. The meeting reconvened at 3:00 p.m.

5% Cash in Lieu of Industrial Land

The Committee again discussed this matter at length.

The Commissioner of Finance advised that if no 5% cash in lieu was collected on any industrial land in the City, the City would forego approximately 54 million dollars. The Committee was further advised that the Big 3 own about 25% of all the City's industrial lands. This would amount to approximately 13 1/2 million dollars of cash in lieu.

Councillor McCallion suggested that the Big 3 should be charged the 5% and if they dedicate parkland in excess of the requirements, this be credited to them.

3. Additional Benefits to the City of Mississauga from Big 3 Developments (25 items)

(2) Sites for Community Uses

Councillor Spence requested a list showing how many sites were reserved for community uses at what cost.

Councillor McCallion asked what was meant by "below market value" (day care centres, church sites, etc.).

(4) Church Sites

The Staff was requested if, in fact, S. B. McLaughlin would provide church sites.

The Committee did not complete its review of the 25 items listed but requested the Staff to indicate on the list what each of the 3 developers in fact provided.



May 4, 1978

Councillor McCallion expressed concern about the term of the agreement. She suggested that they be renegotiated every two years by the newly elected Council. Staff was requested to investigate this possibility.

Councillor Bean recommended that discussion regarding the Big 3 agreements continue on Wednesday, May 10, 1978 with the additional information available. He further recommended that if all issues are resolved on May 10, the Committee move into Council to ratify the agreements.

This motion carried.

The meeting adjourned at 3:50 p.m.

MAY 10, 1978, 1:50 P.M.

MEMBERS PRESENT: Councillor Hooper, Chairman;  
Mayor Searle; Councillors Kennedy,  
Spence, Bean, Taylor, McKechnie,  
Butt, Leavers and McCallion.

MEMBERS ABSENT: Nil.

STAFF PRESENT: E. Halliday, W. Taylor, L. F. Love,  
R. Edmunds, D. Ogilvie, B. Clark,  
W. Munden, T. Julian and J. LeFeuvre.

A revised list of "Additional Benefits to the City of Mississauga - Big Three Developments" was distributed to the members of the Committee. The City Manager advised that the three development companies did not wish these benefits to be separated showing which company supplied each of the benefits listed.

Mr. Halliday stated that out of the discussions held by the Committee on May 4, 1978, three main concerns were raised:

- (i) school sites
- (ii) 5% cash in lieu of industrial/commercial land dedication
- (iii) term of the agreements

The Committee considered each item individually.

(i) School Sites

General Committee, on May 4, 1978, requested that the developers consider offering the City first right of refusal if the School Board decides not to exercise its option on a designated school site and further, that the City purchase the property at the School Board price. Mr. Halliday reported that following the

May 10, 1978

May 4 meeting, the Staff met with representatives of the Big 3 to discuss this issue. The developers agreed that when the School Board decides not to exercise its option on a designated school site, they would give the City first right of refusal on the site; 15% of the land would be available to the City at \$50,000.00 per acre and any additional land would be available to the City at market value. If a housing development should take place on such lands, the City would receive 5% of the lands for park purposes. The City would have 30 days to exercise its option and 6 months to close the deal.

Councillor Spence placed the following motion:

"With respect to the Big 3 developers:

- (a) That the Commissioner of Recreation and Parks be requested to determine an upper percentage of park land which should be taken if the school site is not needed.
- (b) That this parkland be acquired at the same price it was offered to the School Board."

A lengthy discussion followed the motion.

The Commissioner of Recreation and Parks stated that his Department could, in all likelihood, plan the City's park system and facilities, with the arrangement suggested by the Big 3 - 20% of the school site.

Councillor Taylor suggested that the parks requirements be amended from 2.5 to 4 or 4.5 acres per thousand population and this would then eliminate the need to use any school sites for park purposes.

Councillor Spence's motion was voted on and LOST.

Councillor Taylor recommended the following:

"That the District and Neighbourhood Park and Open Space requirements within the Big Three Agreements, be amended to 4.0 acres per thousand population."

This motion was voted on and LOST.

Councillor McCallion recommended:

"That the percentage of 15% offered by the Big 3 developers, be accepted on the basis it is at the school board price."

This motion was voted on and LOST.

May 10, 1978

(ii) Five per cent Cash in Lieu of Industrial/Commercial  
Land Dedication

General Committee, on May 4, 1978, suggested that the Big 3 pay the 5% and if they dedicate parkland in excess of the requirements, this be credited to them.

The City Manager reported that this suggestion had been placed before the developers and they stated that they were not prepared to negotiate this matter.

Councillor Butt recommended:

"That henceforth, the City refrain from requesting the Big 3 from dedicating to the City for parks purposes 5% of the land included in any industrial or commercial plan of subdivision."

After some discussion, this motion was voted on and CARRIED

A motion for recess was made at 3:10 p.m. and the meeting reconvened at 3:20 p.m.

(iii) Term of the Agreements

It was suggested by the Committee on May 4, 1978, that Staff investigate the possibility of reopening negotiations every two years (term of Council).

Councillor McCallion recommended:

"That the agreements of the Big 3 developers, include a clause that the agreements will be automatically reviewed in five years."

This motion was voted on and LOST.

Councillor McCallion recommended:

"That the City Manager be requested to break down the list of benefits to the City by the Big 3 developers according to developer."

This motion was voted on and CARRIED.

May 10, 1978

Councillor Taylor recommended:

"That paragraphs 3 and 5(c) be deleted from Schedule B(1) of each agreement."

This motion was voted on and LOST.

Councillor Butt recommended:

"Whereas lengthy negotiations between Cadillac Fairview, S. B. McLaughlin, and Markborough Properties, and the City have resulted in new Development Agreements being proposed for adoption by the City;

Now Therefore be it resolved that Council adopt the Development Agreements presented for the consideration of General Committee this 10th day of May, 1978, between Cadillac Fairview Corporation, S. B. McLaughlin Assoc., and Markborough Properties, and the City, and

Be it further resolved that three additional agreements relating to the financing of Burnhamthorpe Bridge and the grade separations along Highway 403 also be adopted by Council as an integral part of the said Development Agreements."

This motion was voted on and CARRIED.

The meeting adjourned at 3:15 p.m.

NOTE: The execution of the above noted agreements was dealt with at a special meeting of Council held on May 10, 1978.



CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER EIGHTEEN

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: May 10, 1978, 9:15 a.m.

PLACE OF MEETING: Council Chambers

MEMBERS PRESENT: Councillor Hooper, Chairman;  
Mayor Searle; Councillors Kennedy,  
Spence, Bean, Taylor, McKechnie,  
Butt; Leavers (9:25 a.m.) and  
McCallion (9:50 a.m.).

MEMBERS ABSENT: Nil.

STAFF PRESENT: E. Halliday, L. F. Love, R. Edmunds,  
W. Munden, B. Clark (9:30 a.m.),  
W. Taylor (9:30 a.m.), T. Julian  
and J. LeFeuvre.

DELEGATIONS - 9:15 A.M.

A. Mr. R. Beach, Regional Assessment Commissioner.

File: 68-78

SEE ITEM #1

MATTERS CONSIDERED:

1. Assessment of land at farm rates. General Committee on March 15, 1978, considered a report dated March 15, 1978, from the City Clerk with reference to assessment of land at farm rates. This report was requested by Councillor McKechnie. The Committee recommended the following:
  - (a) That the report dated March 6, 1978, from the City Clerk with respect to assessment of land at farm rates, be received.
  - (b) That the Assessment Commissioner for the Region of Peel be invited to appear before General Committee to discuss the criteria for determining which lands are to be assessed as farm lands.

Council approved this recommendation on March 28, 1978.

Continued....



May 10, 1978

Mr. Beach appeared before the Committee and advised that most large tracts of land in the City of Mississauga are being farmed at the present time. He further advised that any lands, regardless of size, which are being used for agricultural purposes, are assessed at farm rate. Mr. Beach stated that numerous appeals have been filed regarding farm assessment which are presently before the Assessment Review Court. These appeals are being watched very closely by his staff and by the Clerk's Office of the City.

The Committee thanked Mr. Beach for attending the meeting and answering questions. Councillor McKechnie recommended that the information supplied by Mr. Beach be received. This motion carried.

File: 68-78      See Recommendation #692 (F. McKechnie)

2. Five percent cash in lieu of land dedication with respect to application OZ-19-74, Edelstein Construction Limited. Mr. M. Edelstein was to appear before the Committee on this matter; however requested that he be allowed to attend the May 17, 1978, General Committee meeting.

File: OZ-19-74

3. Report dated April 25, 1978, from the Commissioner of Engineering, Works and Building with respect to the installation of the Second Line East Culvert at Etobicoke Creek. The new culvert will replace the existing one and will provide the hydraulic capacity necessary to permit the development of the Gedalia subdivision. Total estimated cost of the work is \$100,000.00; M.T.C. subsidy - \$80,000.00; amount to be debentured - \$20,000.00. Mr. Taylor recommended that authorization be granted to the City Clerk to apply to the Ontario Municipal Board for approval to debenture an amount of \$20,000.00 for the construction of a culvert on Second Line East at Etobicoke Creek approximately 4000 feet south of Derry Road.

File: PN 78-072

Approved

See Recommendation #693 (T. Butt)

May 10, 1978

4. Report dated April 20, 1978, from the Commissioner of Engineering, Works and Building, with respect to the proposed 1978 Capital Streetlighting Budget. Mr. Taylor advised that many of the secondary non signalized intersections along major arterial streets have poor or no lighting. He is proposing that new lighting be installed in these locations and lists the intersections which are of highest priority. Two other expenditures are set out in the report. Mr. Taylor recommended:
- (a) That \$72,000.00 be allocated from the 1978 Capital Streetlighting Budget to improve the streetlighting at the fifteen intersections within the City of Mississauga as listed in the report dated April 20, 1978, from the Commissioner of Engineering, Works and Building.
  - (b) That \$13,000.00 be allocated from the 1978 Capital Streetlighting Budget to replace the streetlighting on Mississauga Road from Harkiss Road to Burnhamthorpe Road.
  - (c) That \$15,000.00 be allocated from the 1978 Capital Streetlighting Budget to continue the City's program of replacing 300 watt incandescent streetlights with 70 watt high pressure sodium streetlights.
  - (d) That the City apply to the Region of Peel and the Ontario Municipal Board for approval to debenture the \$100,000.00 required to carry out the 1978 streetlighting programme.

Councillor Taylor recommended approval of the recommendations and this motion carried. However, later in the meeting, on a motion by Councillor McKechnie, the item was reopened for discussion. The Commissioner of Engineering, Works and Building was requested to prepare a report within the next six months on the updating of the streetlighting system throughout the City of Mississauga. Councillor Taylor again recommended approval of the report. This motion carried.

File: 33-78A  
27-78

Approved

See Recommendation #694 (L. Taylor)

May 10, 1978

5. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to Channel Improvements on Lornewood Creek from C.N.R. to Lake Ontario. The improvement works consist of channelization works, erosion control, realignment and improvements to the existing storm sewer system. Total estimated cost of the work is \$270,000.00. Mr. Taylor recommended that this project be approved with the funding for it to be derived from the prepayment of levies with any shortfall to be made up at the developer's expense.

File: PN 78-062

Approved

See Recommendation #695 (T. Butt)

6. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to the culvert construction at Lornewood Creek under the C.N.R. This work involves the installation of a 72" diameter culvert under the C.N.R. embankment to increase the runoff capacity at this location which will reduce the retention area upstream and provide flood protection to homes on Springhill Drive. The total estimated cost of the work is \$80,000.00. Mr. Taylor recommended that this project be approved and that the sum of \$80,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-061

Approved

See Recommendation #696 (L. Taylor)

7. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to channelization on Cooksville Creek between Burnhamthorpe Road and Hurontario Street (Liverton Site). The total estimated cost of the work is \$600,000.00. No subsidy is expected from the C.V.C.A. Mr. Taylor recommended that the project be approved and that the sum of \$600,000.00 be allocated from the General Municipal Reserve Fund to be withdrawn as required.

File: PN 78-057

Approved

See Recommendation #697 (L. Taylor)

May 10, 1978

8. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to the construction of storm sewer outfall improvements on Helene Street at Lake Ontario in the Port Credit area. The total estimated cost of this work is \$100,000.00. Mr. Taylor recommended that this project be approved and that the sum of \$100,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-063

Approved

See Recommendation #698 (H. E. Kennedy)

9. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to Dundas Street Reconstruction from Dixie Road to Cawthra Road. Mr. Taylor advised that the original programme designated the limits of the reconstruction on Dundas Street from Etobicoke Creek to Cawthra Road with prior approval for funding being secured in 1977. Due to increased construction costs experienced over the past year, as well as the need to update the City owned street lighting system, an additional amount of \$100,000.00 is required. Mr. Taylor recommended approval of the reconstruction of Dundas Street from Dixie Road to Cawthra Road, including streetlighting update and that the sum of \$100,000.00 be allocated specifically within the Road Improvement Programme Account of the General Municipal Reserve Fund and be withdrawn as required.

File: PN 75-077

Approved

See Recommendation #699 (F. Bean)



May 10, 1978

10. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to Land Acquisition for the Cooksville Creek Watercourse Improvement. The project deals with property acquisition to permit the improvements to the Cooksville Creek from Central Parkway through to Eglinton Avenue, including the detention structure site south of Eglinton Avenue. It is anticipated that no contribution can be expected from the M.T.C. It is estimated that the cost of this acquisition, exclusive of easements being granted to the City by individual property owners, would be \$300,000.00. Mr. Taylor recommended that the project be approved and that the sum of \$300,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-053

Approved

See Recommendation #700 (H. E. Kennedy)

11. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to the Detention Structure and Channelization on Cooksville Creek between Hurontario Street and Eglinton Avenue. The total estimated cost of the work is \$450,000.00. Mr. Taylor recommended that this project be approved and that the sum of \$450,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-056

Approved

See Recommendation #701 (L. Taylor)

12. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to Land Acquisition for the 1978 Road Programme. Mr. Taylor advised that this deals with the cost of land, exclusive of that expected to be conveyed for individual owners and developers along the various rights-of-way, in the amount of \$500,000.00. It is anticipated that the M.T.C. will subsidize the cost of the land purchases to a value of 50%. Mr. Taylor recommended that the land acquisition for road reconstruction at various locations, be approved and that the sum of \$250,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: 33-78A

18-78

Approved

See Recommendation #702 (F. McKechnie)



May 10, 1978

13. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to the construction of Darcel Avenue from terminal point to Indian Line. Mr. Taylor advised that the cost of streetlighting and walk installation is not subsidizable and is therefore, included in the City's debenture costs. Total estimated cost is \$294,000.00; M.T.C. subsidy - \$130,000.00; amount to be borne by the City - \$164,000.00. Mr. Taylor recommends that the project be approved and that the sum of \$164,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-077

Approved

See Recommendation #703 (F. McKechnie)

14. Report dated April 28, 1978, from the Commissioner of Engineering, Works and Building with respect to Brant Avenue long term parking. This report was prepared at the request of Mr. Willard of Shir-Will Upholstery. Mr. Taylor advised that the long term parking problem on Brant Avenue is caused by the adjacent commercial district both on Brant Avenue and Lakeshore Road West. Mr. Willard would prefer a turnover in parking to accommodate convenient customer parking. Mr. Taylor recommended that parking meters be installed on the west side of Brant Avenue adjacent to the commercial development and that the by-law to amend Traffic By-law 234-75, as amended, be enacted.

File: 86-78

Approved

See Recommendation #704 (T. Butt)

15. Report dated April 24, 1978, from the Commissioner of Engineering, Works and Building with respect to Fire Access Route By-law for 7205 Goreway Drive, 1560 Bloor Street, 2252-2260 Bromsgrove Road, 100 City Centre Drive and 7205 Goreway Drive. Mr. Taylor recommended that the draft by-law amending Traffic By-law 234-75, as amended, be approved, and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk.

File: 86-78

Approved

See Recommendation #705 (H. F. Kennedy)

May 10, 1978

16. Report dated April 28, 1978, from the Commissioner of Engineering, Works and Building with respect to Fire Access Route By-law for 2225 Erin Mills Parkway, 549 & 573 North Service Road, 600 and 620 Lolita Gardens, 33 City Centre Drive, 55 City Centre Drive, and 77 City Centre Drive. Mr. Taylor recommended that the draft by-law amending Traffic By-law 234-75, as amended, be approved, and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk.

File: 86-78

Approved

See Recommendation #706 (H. E. Kennedy)

17. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to The Pits and Quarries Act (Bill 120 regarding their rehabilitation). This report was prepared as a result of a letter dated February 23, 1978, from the Ministry of Natural Resources, a copy of which is attached. The Ministry requested that Regional and Municipal governments employ a policy whereby a contractor, prior to receiving his holdback for road construction projects, receive confirmation from the Pits and Quarries Inspector that the site has been satisfactorily rehabilitated. Mr. Taylor advised that the use of wayside pits for City of Mississauga contracts is virtually unknown; however, should such an occasion arise, Mr. Taylor recommended that the Ministry of Natural Resources be advised that the City of Mississauga will adhere to its memo of April 23, 1978, in that all Engineering contracts will indicate that the 10% holdback includes a condition that the City must be in receipt of confirmation by the Pits and Quarries Inspector that a wayside pit has been satisfactorily rehabilitated.

File: 82-78

Approved

See Recommendation #707 (H. E. Kennedy)

May 10, 1978

18. Report dated April 21, 1978, from the Commissioner of Engineering, Works and Building with respect to Oriole Avenue and vehicle access to the Port Credit GO Station Parking Lot - request for a three-way stop control. Councillor Kennedy requested that this matter be deferred for one week. The Committee agreed.

File: 86-78

19. Letter dated May 3, 1978, from the Credit Valley Conservation Authority with reference to Park Royal Sanitary Trunk Sewer - Emergency Wet Weather Overflow to Sheridan Creek. The letter set out a resolution passed by the Executive Committee on April 28, 1978, approving the construction of a sanitary sewer overflow sewer system to allow discharging of affluent under wet weather conditions into the Sheridan Creek in the Park Royal area, as an interim solution and that the studies being carried out by the Region of Peel be expedited to provide solutions to the sewer problem that will not have a detrimental effect on the watercourse and the environment associated with it.

File: 35-78  
54-78  
53-78

Received

See Recommendation #708 (H. E. Kennedy)

20. Building Construction Report for the month of April 1978.

File: 4-78A

Received

See Recommendation #709 (T. Butt)

May 10, 1978

21. Report dated May 3, 1978, from the Property Agent with respect to the purchase of the Barrick Property by the Credit Valley Conservation Authority. The C.V.C.A. has completed the purchase of this property. Council, on September 14, 1977, agreed that the City would enter into a long term lease-back agreement with the Authority for the use of the Barrick Construction lands. Mr. Wilkinson advised that arrangements have now been made to lease all of the property for park-conservation purposes. He recommended that the Lease Agreement dated March 13, 1978, between the C.V.C.A. and the City, covering lands along the Cooksville Creek, being all of Block A and part of Lot 1, Plan 528, be executed by the City.

File: 54-78  
66-78

Approved

See Recommendation #710 (T. Butt)

22. Letter dated February 3, 1978, from the Ministry of Transportation and Communications regarding a standard procedure for tenders. The booklet, "Municipal Tendering Procedures" is contained in the Treasurer's files. Mr. Munden advised that he has considered the booklet and fully endorses its content. He further advises that his Department is presently involved in updating the City's existing Purchasing and Tendering By-law and will incorporate the pertinent portions of the booklet which can be applied to the Purchasing and Tendering Procedures of the City of Mississauga. It was recommended that this information be received and that the Minister of Transportation and Communications be advised of the City Treasurer's comments.

File: 21-78

Approved

See Recommendation #711 (T. Butt)



May 10, 1978

23. Report dated May 1, 1978, from the City Clerk with respect to the Municipal Grants Policy. Mr. Julian pointed out that on March 13, 1978, Council adopted various guidelines for organizations requesting Municipal Grants; however, the recommendation of March 13 did not specifically indicate that all policies respecting municipal Grants were to be rescinded or that the policy was to supersede all other grant policies. In order to clarify the policy and to avoid confusion, Mr. Julian recommended that all policies respecting Municipal Grants adopted by Council prior to March 13, 1978, be rescinded. Councillor Taylor pointed out that in the newly approved policy, there is no provision for any types of emergency grants. This provision did exist in the previous policy. Councillor Taylor recommended that clauses (b) and (c) under "Grants should not be given under the following circumstances", should be amended to read:
- (b) Programmes which clearly fall within the jurisdiction of the government of the Region of Peel; the Province of Ontario, or the Government of Canada, except in emergency situations.
  - (c) Programmes which can be funded under the United Appeal and similar agencies, except in emergency situations.

Councillor Spence recommended approval of the recommendation as amended. This motion carried.

File: 30-78

34-78

See Recommendation #712 (L. Taylor)

24. Report dated April 28, 1978, from the Property Agent with respect to Fieldgate Drive extension and Ontario Hydro Property. Mr. Wilkinson recommended that the agreement dated April 4, 1978, between the City and Ontario Hydro for the purchase of land for the Fieldgate Drive Extension in parts of Lots 3 and 4, Conc. 2, N.D.S., be executed by the City.

File: PN 76-125

Approved

See Recommendation #713 (H. E. Kennedy)



May 10, 1978

25. Service Target Levels. General Committee, during Capital Budget discussions on December 20, 1978, considered the Target Service Levels as set out on Page B-31 of the 1978 Capital Budget Document. A copy of that page was attached to the agenda. Also attached was the recommendation which was approved by General Committee on December 20, 1977. Council, on April 24, 1978, referred the matter to the General Committee meeting of May 3, 1978, and General Committee referred it to this meeting.

Councillor Taylor recommended the following:

That the following Target Service Levels be approved:

1. Fire Stations - 12 for ultimate development
2. Transit Terminal - 80 sq.ft./bus
3. Arenas - 1 per 40,000 population
4. Sports Complex - 1 for the City with involvement by the private sector
5. Conservatory and Greenhouse - 1 Conservatory and 1 Greenhouse for City
6. Demonstration Farm - 80 to 120 hectares in the City

And Further, that the Target Service Levels with respect to the following be referred back to Staff for report and recommendation:

1. Transit - Passenger Interchange Facilities
2. Football Fields
3. Bandshell
4. Museum
5. Parkettes
6. Parking Lots

The motion was voted on and carried.

File: 33-78A      See Recommendation #714 (L. Taylor)

26. Letter dated April 29, 1978, from the Secretary of the Peel Region Branch, Ontario Humane Society, requesting that Councillor Frank Bean be reappointed as the City representative on the Peel Board for 1978-1979. Councillor Butt recommended that Councillor Bean be reappointed for the year 1978 (November 30) and that the Peel Branch be advised that Council cannot appoint Councillor Bean beyond the term of Council's office. This motion carried.

File: 2-78

104-78      See Recommendation #715 (T. Butt)

May 10, 1978

27. Letter dated April 20, 1978, from the City of Kitchener requesting the City's endorsement of a resolution passed by the City of Kitchener on October 11, 1977, expressing its concerns to the Province of Ontario relative to the quality of movies shown throughout the Province which contain undue exploitation of sex and violence and further encourage the Province to ensure that more stringent conditions are imposed by the Ontario Board of Censors. Councillor Kennedy recommended that the information be received. This motion carried.

File: 67-78

Received

See Recommendation #716 (H. E. Kennedy)

NOTE: Councillor McKechnie voted in the negative with respect to recommendation #716.

28. Letter dated April 18, 1978, from the City of Kitchener setting out a resolution passed by the City of Kitchener Council on April 17, 1978, requesting the Province:

- (a) to develop, with all possible haste, standard refillable soft drink bottles;
- (b) to encourage and promote, to the furthest extent, the use of such bottles in Ontario.

The City was requested to endorse this resolution.

Councillor Leavers recommended that the City endorse the resolution. This motion carried.

File: 67-78      See Recommendation #717 (F. Leavers)

May 10, 1978

29. Report dated April 14, 1978, from the City Solicitor regarding collection of \$4,856.00 representing damages sustained by a municipally owned snowplow at the instance of Stange Canada Limited. Mr. Clark advised that Stange Canada Limited placed several boulders on a normally travelled portion of a roadway leading to their premises in an industrial park. The placement of these boulders was contrary to Mississauga By-law 6750 forbidding obstructions on road allowances. A city snowplow while in the process of clearing snow from the roadway, struck one of the boulders causing damage to the frame and blade of the plow. The City was forced to pay the damages due to the \$5,000.00 deductible under its general liability insurance plan. Attempts at collecting the amount of damages from Stange Canada Limited have been unsuccessful. Mr. Clark recommended that the City Solicitor be authorized to proceed with an action on behalf of the City.

File: 31-78

Approved

See Recommendation #718 (T. Butt)

30. Report dated May 3, 1978, from the Commissioner of Recreation and Parks with respect to Mosquito Larvae, St. Louis Encephalitis. This report was prepared in response to a letter dated April 28, 1978, from the Peel Regional Health Unit, a copy of which was attached. The Peel Regional Health Unit will be conducting a program of monitoring for the presence of mosquito larvae in surface waters during the 1978 summer months and requested permission to enter upon public parkland. Mr. Love advised that approval has been given to the Health Unit for this purpose.

File: 17-79

Received

See Recommendation #719 (H. E. Kennedy)

A motion for recess was made at 10:05 a.m. The meeting reconvened at 10:20 a.m.

May 10, 1978

The Committee moved In Camera at 10:20 a.m. to receive a report from the City Solicitor with respect to an appeal by J. Davies Limited to Committee of Adjustment decisions A 100/78 and A 101/78. The recommendation resulting from this discussion is shown as #720 on Report 18-78. The Committee moved Out of Camera at 10:30 a.m.

RECOMMENDATIONS:

As Per Report 18-78

ADJOURNMENT:

10:30 a.m.



CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER NINETEEN

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: May 17, 1978, 9:15 a.m.

PLACE OF MEETING: Council Chambers

MEMBERS PRESENT: Councillor Butt, Chairman;  
Councillors Spence, Bean, Taylor,  
McKechnie, Hooper, and McCallion.  
Councillor Leavers arrived at 9:40  
a.m. and Mayor Searle arrived at  
10:00 a.m.

MEMBERS ABSENT: Councillor Kennedy (Board of Health  
Business)

STAFF PRESENT: R. Edmunds, L. F. Love, W. Taylor  
(9:45 a.m.), W. Munden (9:45 a.m.)  
B. Clark (9:55 a.m.), T. Julian  
and J. LeFeuvre.

DELEGATIONS - 9: 55 A.M.

A. Mr. J. Davies

File: OZ-77-75

SEE ITEM #1

SPECIAL PRESENTATION:

Mr. G. Love, Director of Recreation, with the assistance of Penny Carr, also of the Recreation Department, presented the members of the Committee with hats commemorating Mississauga Day at the Blue Jays, June 4, 1978.

MATTERS CONSIDERED:

1. Application OZ-19-74 - Edelstein Construction - 5%.  
Mr. M. Edelstein, scheduled to appear as a deputation, did not attend the meeting; therefore, this item was not considered by the Committee.



May 17, 1978

NOTE: Councillor McCallion declared a conflict with respect to the following item and left the Chambers.

2. Jan Davies - Jesam Investments Ltd. application for Rezoning at Highway No. 10 and North Service Road.

General Committee, on April 26, 1978, directed that Staff meet and consider this application. The Committee considered a report dated May 11, 1978, from the City Solicitor in which he advised that such a meeting was held and the Staff could find no reason or basis for recommending to Council that any different decision be made than that made by the Ontario Municipal Board on March 20, 1978.

Also attached to the agenda was a financial resume supplied by Mr. Davies pertaining to the application.

Mr. Davies appeared before the Committee and distributed to the Committee, a copy of a letter dated May 11, 1978, addressed to Mr. & Mrs. Davies from the law firm of Day, Wilson, Campbell. The letter stated that the Provincial Bank of Canada had taken possession of the subject lands and will proceed to sell the said lands without further notice. Mr. Davies again requested that Council reconsider its previous decision and allow further coverage on the lands.

Councillor Taylor recommended that Mr. Davies' presentation be received. Councillor Spence amended this motion by referring the matter back to Staff in order to determine whether policy changes could be made to allow rental accommodation to be constructed on these lands. She subsequently withdrew this amendment. The Commissioner of Planning advised that there is no planning justification for changing the decision made by the Ontario Municipal Board. Councillor Taylor's motion of receipt was voted on and carried. It was decided that any member of Council who wished to obtain further details regarding this matter, could do so prior to the Council meeting on May 23, 1978.

File: OZ-77-75 See Recommendation #721(L. Taylor)

May 17, 1978

3. Report dated April 18, 1978, from the City Manager with respect to supply of coffee, tea and snacks to outside committees or groups. This report was referred to General Committee by the Administration Task Force on May 10, 1978. Mr. Halliday recommended:
- (a) That committees established by Council be provided with a light lunch if it is necessary to call the meeting over the lunch hour.
  - (b) That coffee, tea and cookies be provided if requested for all committees established by Council during their regular meetings.
  - (c) That coffee be provided for outside group meetings, if requested.
  - (d) That the cost for the services be charged against the Council or group budget.

Councillor McCallion recommended that a further section be added to the recommendation requesting a report from the City Manager setting out the total costs of this service. The amendment was voted on and carried. Councillor McKechnie recommended approval of the recommendations as amended. This motion carried.

File: 70-78      See Recommendation #723 (F. McKechnie)

4. Report dated April 27, 1978, from the City Manager with respect to an Executive Assistant to City Manager, and Policy Planning Unit. This report was referred to the General Committee by the Administration Task Force on May 10, 1978. Mr. Halliday advised that there is a need in the Manager's Office for an Executive Assistant or someone to track down information and detail in order that the Manager can complete his assignments. Money was included in the 1978 Current Budget to hire such a person. Mr. Halliday recommended that an Executive Assistant to the City Manager be hired.

Councillor Bean requested that this report be referred back to the Administration Task Force for consideration. This motion carried.

File: 40-78      See Recommendation #724 (F. Bean)

May 17, 1978

5. Report dated May 8, 1978, from the City Manager with respect to the costs involved in hiring an industrial commissioner. This report was prepared as a result of a discussion at the Council meeting on April 24, 1978, when the City Manager was directed to prepare such a report. Mr. Halliday advised that the costs would be as follows:

|                        |             |                                         |
|------------------------|-------------|-----------------------------------------|
| Salary                 | \$40,000.00 |                                         |
| Advertising            | 30,000.00   |                                         |
| Secretary              | 11,000.00   |                                         |
| Office &<br>Stationery | 5,000.00    | for a total of                          |
|                        |             | \$86,000.00 for the first<br>full year. |

Councillor McCallion recommended that the information be received. This motion carried.

File: 40-78

Received See Recommendation #725 (H. McCallion)

6. Report dated May 9, 1978, from the Property Agent with respect to proposed plan of subdivision T-24165, Crestdale Developments Limited, South Sheridan Way. Mr. Wilkinson advised that Council on March 13, 1978, approved his report of February 20, 1978, in which he recommended that the sum of \$30,400.00 be accepted as the 5% cash in lieu of land dedication for this proposed plan. Subsequently, the developer asked that the appraisal be reviewed because it was felt that the evaluation of the lots was high. Mr. Wilkinson carried out such a reevaluation which suggested a reduction in the gross evaluation of \$34,000.00 and a reduction of the 5% levy from \$30,400.00 to \$28,700.00 (\$1,700.00). A copy of Mr. Wilkinson's report of February 28, 1978, was also attached. Mr. Wilkinson recommended that the cash payment in lieu of the 5% dedication of land for Crestdale Developments, T-24165, be reduced from \$30,400.00 to \$28,700.00 as a result of a review and new evidence.

File: T-24165

Approved See Recommendation #726 (H. McCallion)

May 17, 1978

7. Report dated May 5, 1978, from the Property Agent in which he recommended that the sum of \$63,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with proposed plan T-77017, Mississauga Golf and Country Club, comprising 24 residential detached single family lots, zoned R1 and 7 blocks reserved for future development - Mississauga Road and Queen Elizabeth Way.

File: T-77017

Approved

See Recommendation #727 (H. McCallion)

8. Report dated May 5, 1978, from the Property Agent in which he recommended:

- (a) That the sum of \$16,000.00 be accepted as the cash in lieu of the 5% land dedication in connection with Caravan Trailer Rental Co. Limited, application B 226/78-M an M-2 zoned industrial parcel situated on the east limit of Second Line East, being part of the E 1/2 of Lot 5, Conc. 4, E.H.S.
- (b) That the sum of \$16,650.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Caravan Trailer Rental Co. Limited, application B 227/78-M, an M-2 zoned industrial parcel situated on the east limit of Second Line East, being part of the E 1/2 of Lot 5, Conc. 4, E.H.S.

File: 66-78

Approved

See Recommendation #728 (H. McCallion)



May 17, 1978

9. Report dated May 4, 1978, from the Property Agent with respect to Highway 403 reconstruction, Cawthra Road - former Allison Property. Mr. Wilkinson advised that as a result of a land severance application approximately 12 years ago, Mr. Allison was requested to dedicate a strip of land to the Municipality for future road widening purposes. It appears that there is no deed on title and it is possible that the document was one of the many Building Department documents destroyed in the fire at the rear of the old Municipal Offices several years ago. The Ministry of Government Services is acquiring land in this area for Highway 403 and the subject parcel is included. The Ministry has requested the City to provide a Quit Claim Deed because it is felt that the City is the beneficial owner of the strip by reason of the land severance condition. Mr. Wilkinson recommended that the Quit Claim Deed dated May 1, 1978, whereby the City conveys to the Ministry of Government Services, part of Lot 10, Conc. 2, N.D.S., designated as part 1 plan 43R-5488, be executed by the City.

File: 22-78

Approved

See Recommendation #729 (H. McCallion)

10. Report dated May 8, 1978, from the Property Agent with respect to Adamson-Proteous Leases - Credit Valley Conservation Authority and Mississauga Hospital Auxiliary, 850 Enola Road. This report was prepared as a result of the following recommendation approved by Council on November 14, 1977:
- (a) That the City of Mississauga request the C.V.C.A. to lease the Adamson Proteous Estate lands to the City on a long-term basis.
  - (b) That the Mississauga Hospital Women's Auxiliary enter into an agreement with the City for the use of the main house, barn, summer house and some grounds for a period of two years with an option to renew annually at the discretion of the City and the C.V.C.A.
  - (c) That the Mississauga Hospital Women's Auxiliary maintain, at their expense, the interior of the main house and summer house; pay 50% of the



May 17, 1978

utilities and maintain security of the buildings.

- (d) That the following recommendation be referred to Budget discussions:

"That the Recreation and Parks Department be authorized to engage one gardener."

Mr. Wilkinson advised that two draft leases have been provided. The lease dated March 6, 1978, is a short term lease for one year or the date on which approval of the Lieutenant Governor in Council is received for a period in excess of one year. This approval is anticipated within the next few months. The second lease is a long term lease (25 years) to commence from the date formal approval of the Lieutenant Governor in Council is received. The long term lease will replace the short term lease. The two leases were arranged to accommodate the members of the Mississauga Hospital Women's Auxiliary who are already in occupancy of the house. Mr. Wilkinson recommended that the two leases be executed by the City.

File: 54-78  
111-78  
OZ-88-66

Approved

See Recommendation #730 (M. H. Spence)

11. Report dated May 5, 1978, from the City Treasurer with respect to the Statement of Unallocated Reserves and Amenities Receipts as at March 31, 1978.

File: 65-78  
147-78

Received

See Recommendation #731 (L. Taylor)

May 17, 1978

12. Zero Base Budgeting. During Current Budget discussions, the General Committee on February 23, 1978, considered a report dated February 23, 1978, from the Finance Commissioner with respect to Zero Base Budgeting. Attached to his report was a report from Peat Marwick and Partners who had been retained to undertake a limited study into costs and prepare a plan of implementation of ZBB for 1979 budgets. The Peat Marwick report evaluated the existing situation in the City and referred to 8 specific problem areas which need to be rectified before ZBB can be successfully implemented. Mr. Ogilvie recommended:

- (a) ZBB not be adopted as the basis for budget preparation pending resolution of the problems outlined in the Consultants' report.
- (b) A contingency provision of \$100,000.00 be included in the 1978 budget for consulting services to provide for an organizational review and to develop departmental goals, objectives and performance measures.
- (c) Consideration be given to improved budget monitoring in 1978.
- (d) Council indicate what interim improvements are desirable in budget procedure and format as the basis for 1979 budget presentation.

General Committee recommended approval of parts (a) (c) and (d).

When the resolution was considered by Council on April 24, 1978, it was referred back to General Committee for further consideration.

General Committee considered the matter on May 3, 1978, when it was recommended:

- (a) That Zero Based Budgeting not be adopted as the basis for budget preparation pending resolution of the problems outlined in the Consultants' report referred to in the report dated February 23, 1978, from the Commissioner of Finance.
- (b) That consideration be given to improved budget monitoring in 1978.

Continued.....

- (c) That Staff undertake an organizational review to develop departmental goals, objectives and performance measures.
- (d) That the City Manager indicate to Council what interim improvements are desirable in the budget procedure and format as the basis for 1979 budget presentation.

Council, on May 8, 1978, referred the matter back to General Committee for further consideration.

Councillor McCallion expressed concern about the existing deficiencies in the City's administration which were referred to in the report.

Councillor Leavers recommended that the report be deferred and discussed again when the City Manager is present. He agreed to hold this motion to allow further discussion. Councillor Taylor recommended that part (b) of the May 3, 1978, General Committee recommendation be amended to read: That the City Manager report to Council on how to implement improved budgeting in 1978.

A brief discussion followed this motion. Councillor Leavers then amended his motion of deferral by stating that the Commissioner of Finance should also be present when the report is again discussed. Councillor Leavers' motion was voted on and carried.

File: 33-78      See Recommendation #732 (F. Leavers)

On a verbal motion, the Committee moved In Camera at 10:40 a.m. to discuss the status of the Transit Union negotiations. Messrs. E. Dowling and J. Gravestock were present for this discussion. The Committee moved Out of Camera at 12:10 p.m. No recommendation resulted from the In Camera discussion.

The meeting reconvened at 1:50 p.m. with the following members present: Councillors Spence, Taylor, McKechnie, Hooper, Butt, McCallion and Leavers (2:25). Councillor Hooper left the meeting at 3:10 p.m. Members Absent: Mayor Searle; Councillors Kennedy and Bean. Staff present: R. Edmunds, B. Clark, W. Taylor, A. McDonald, L. P. Love, T. Julian and J. LeFeuvre.

May 17, 1978

13. City Owned Industrial Lands - Hart Farm.

Council, on March 13, 1978, passed the following resolution:

- "(1) That the Property Agent be authorized to sell, or lease, part or parts of the Hart Estate on the open market, and further,
- (2) That the lands be advertised with the Toronto Area Industrial Development Board, the Region of Peel Industrial Commissioner and the local real estate boards, and further,
- (3) That all sales be based on market value and subject to the conditions that if construction of a suitable building is not started within one year of purchase, or not completed within two years of purchase, or the purchaser sells the property within three years of purchase, the City would have the option to repurchase the land and buildings at the original selling price plus the value of all improvements, including both servicing costs and structures; and further,
- (4) That 25 acres of the Hart Estate be reserved for the location of existing salvage yards for a period of three years and that an extension of a further three years be considered by Council at that time;
- (5) That public notice be given of Council's intention to sell, or lease these lands, to residents within 400 feet of subject property and that such intention be advertised in the local newspapers;
- (6) That all City Departments reply in writing, to the City Manager, to advise if they have any proposed use for the lands or any conditions which they feel should be imposed.

A report dated May 15, 1978, from the City Clerk with respect to this matter, was distributed to the Committee. As a result of a staff meeting which involved staff from the Planning, Engineering, Legal, Clerk's and the Regional Industrial Development Officer, Mr. Julian recommended the following:

- (a) That the City owned industrial lands known as the Hart Estate be subdivided as shown on a sketch which was attached to the report.
- (b) That \$178,680.00 be temporarily allocated from the

Continued.....



May 17, 1978

General Municipal Development Reserve Fund for the construction of a cul-de-sac on the east side of Netherhart Road and the preparation of a reference plan by Marshall, Macklin, Monaghan Limited.

- (c) That the 25 acre reserve for existing salvage yard operation be deleted.
- (d) That a by-law be passed rezoning the Hart Estate to M2 from M2A except for 9 acres located on the cul-de-sac.
- (e) That the sale price for the lands be established at \$97,500.00 per acre for the lands fronting on Britannia Road; \$95,000.00 per acre for the lands fronting on Netherhart Road and \$90,000.00 per acre for the lands located on the proposed cul-de-sac, subject to a review of these prices made semi-annually.
- (f) That all leases of City owned industrial lands be based on a 30 year term and a rent base on 8 1/2% of the suggested selling price per annum with the lessee responsible for all expenses.
- (g) That commissions be paid to real estate agents securing acceptable offers to purchase or lease on the basis as set out in City Policy.
- (h) That the conditions in the Agreement of Purchase and Sale prepared by the Legal Department be imposed on all purchasers of City owned industrial lands.

Councillor Taylor recommended approval of the recommendations. This motion was voted on and carried.

Councillor McKechnie advised the Committee that in the Malton Secondary Plan, a parcel of land approximately 5 acres in size was set aside for governmental purposes. The owners of this land, Pastoria Holdings, have expressed interest in exchanging this land for a parcel of equal size and value from the Hart Estate. He recommended that the Property Agent prepare an appraisal on the Pastoria Holdings land on Goreway Drive with a view to possibly exchanging this land for a parcel from the Hart Farm. This motion carried.

File: 117-78      See Recommendation #722 (L. Taylor)  
189-78      See Recommendation #755 (F. McKechnie)



May 17, 1978

14. Letter dated May 6, 1978, from the Fairview Community Association requested permission to apply to the Liquor License Board of Ontario for a permit for the sale of liquor, beer and wine at the Community Family Bar-B-Q on Saturday, June 24, 1978, from 3:00 p.m. to 7:00 p.m. to be held on the school grounds of Fairview Public School, 3590 Joan Drive. Councillor Taylor recommended that the City not object. This motion carried.

File: 118-78 See Recommendation #733 (L. Taylor)

15. Letter dated May 2, 1978, from the Metropolitan Toronto and Region Conservation Authority with respect to Etobicoke and Mimico Creeks. Council, on March 28, 1977, approved the following recommendation:

- (b) That the following comment contained in the memorandum dated March 13, 1978, from the Regional Planning Commissioner to the Regional Clerk, be referred back to the Regional Planning Commissioner for clarification:

"That recent studies showed that the works already constructed in Malton are adequate."

In a letter dated April 10, 1978, the Regional Planning Commissioner suggested that the City should obtain the clarification from the M.T.R.C.A. The M.T.R.C.A. advised that the statement was made regarding the impact of the proposed Amendment #6 (Brampton). Studies showed that the future development proposed within the east branch of the Mimico Creek watershed would not aggravate any existing flooding problems downstream, that is to say, that no development downstream will be flood vulnerable due to the proposed future development in Amendment #6 other than development that is presently flood vulnerable under existing conditions. Councillor McKechnie stated he was still concerned about the possible flooding problems and recommended receipt of the letter and further, that it be referred to the Commissioner of Engineering, Works and Building, for comments to be included in his report with respect to Brampton Official Plan Amendment #6. This motion carried.

File: 35-73  
60-73  
75-71

See Recommendation #734 (F. McKechnie)

May 17, 1978

16. Letter dated May 5, 1978, from R. Douglas Kennedy, M.P.P., Mississauga South, with respect to Bill 21, The Public Commercial Vehicles Act - proposed amendments. This letter was in response to a resolution passed by Council on April 24, 1978, which stated in part:

"And Whereas Section 2(2)(f) of the said Bill proposes to repeal the requirement that vehicles transporting waste be licensed;

And Whereas such exemption is not in the best interests of the Corporation of the City of Mississauga;"

Mr. Kennedy advised that Bill 21 has been withdrawn and has been replaced with Bill 78. Bill 78 exempts vehicles transporting liquid industrial waste from the regulation. Councillor McCallion recommended receipt and that a letter of appreciation be forwarded to the Minister of Transportation and Communications and the MPP's for Mississauga.

Received

See Recommendation #735 (H. McCallion)

17. Report 4-78 of the Administration Task Force Meeting held on May 10, 1978.

File: 164-78

Approved

See Recommendations #756 & 757  
(T. Butt)

18. Report 5-78 of the Recreation and Parks Committee Meeting held on May 1, 1978, with respect to Grants.

Considerable discussion took place with respect to this report. Several motions were made regarding recommendations made. Councillor Spence then recommended that the entire report be deferred to a General Committee meeting and the persons and organizations who have requested grants be notified of the recommendation made by the Recreation and Parks Committee and that this recommendation will be considered by the General Committee on May 31, 1978. Councillor Taylor then recommended that a special Council meeting also be held on May 31 to ratify the grant recommendations. Both motions were voted on and carried.

File: 30-78

See Recommendation #758  
(a&b M. H. Spence)  
(c - L. Taylor)

May 17, 1978

19. Letter dated May 8, 1978, from the Toronto Area Transit Operating Authority with respect to the proposed GO Commuter Service Milton/Toronto - "Meadowvale Station Site". This letter was in response to the following recommendation approved by Council on August 15, 1977:

"That the Toronto Area Transit Operating Authority be advised that the City of Mississauga recommends that although some future expansion of the Meadowvale Station to the north-east of the C.P. line may be desirable, the major future expansion should be to the south-west of the C.P. Line."

TATOA advised that a reevaluation has been carried out and it is the conclusion that the full requirements for this station be developed entirely on lands southwest of the C.P.R. right-of-way. The Authority's change of plan resulted primarily from the City's decision to not approve the Meadowvale North residential proposal which now means that primary access to the station will be predominantly from the westerly side of the C.P. Line.

File: 121-78

Received

See Recommendation #736 (L. Taylor)

20. Report 9-78 of the Planning Committee meeting held on May 2, 1978.
- Item 6 (1) Councillor Leavers advised that the word east in the fifth line should read "west". The amendment carried.
- Item 6 (2) After some discussion, Councillor Butt recommended that this recommendation be referred directly to Council on May 23, 1978. This motion carried.
- Item 7 (1) Councillor Taylor recommended that this be amended so that the parking requirements would be 2.5 times the gross leasable floor area. This amendment lost.

Councillor McCallion recommended approval of the report as amended. This motion carried.

File: 105-78

See Recommendations #759 to #768 Incl.  
(H. McCallion)

May 17, 1978

21. Report dated May 2, 1978, from the Commissioner of Engineering, Works and Building with respect to a request by the Portuguese Catholic Parish, Mississauga, to hold its annual parade. Mr. Taylor recommended that permission to hold the parades for the celebration of the feast of our Holy Saviour and St. Peter, be given conditional upon the applicant:

- (a) obtaining the necessary permits in compliance with By-law 6750.
- (b) obtaining all necessary permits from the Region of Peel to allow the use of Cawthra Road.
- (c) arranging with Peel Regional Police for the necessary escort and point duty officers.

File: 7-78  
18-78

Approved

See Recommendation #737 (L. Taylor)

22. South-west Mississauga Transportation Study.

This matter was referred to the next General Committee meeting.

File: 140-78  
192-78



May 17, 1978

23. Report dated May 5, 1978, from the Commissioner of Engineering, Works and Building, with respect to the effect of ramp metering currently in operation at the Queen Elizabeth Way on ramps throughout Mississauga. A similar report was before the Committee on April 19, 1978, when it was deferred to the same meeting at which the Southwest Mississauga Transportation Study was to be considered. Mr. Taylor concluded:

- (a) The ramp metering on the Q.E.W. has resulted in an increase in a.m. peak period traffic volumes on Lakeshore Road, producing considerable congestion and delay in the vicinity of the Credit River on Lakeshore Road;
- (b) The increased waiting time to gain access to the Q.E.W. has produced congestion and delays on the arterial approaches to the Q.E.W. interchanges, particularly on Hurontario Street north and southbound, and on Mississauga Road northbound.
- (c) Extension of ramp metering westerly to interchanges in Oakville, will be of some benefit to Mississauga residents.

He recommended:

- (a) That the M.T.C. be requested to increase the connecting link funds to the City commencing in 1979, in order that the reconstruction of Dundas Street and Lakeshore Road may be expedited.
- (b) That the M.T.C. be requested to review the feasibility and potential effect of extending the Q.E.W. ramp metering system westerly to include interchanges in Oakville, and that Council be advised of the results of this review.

Councillor McCallion suggested that the ramp metering in Mississauga should be completely eliminated. She then recommended that the request be made of the M.T.C. Her motion was not voted on. Councillor Spence recommended that (b) be amended so that the M.T.C. would be requested to extend the ramp metering westerly to include Oakville. She also recommended that the M.T.C. be requested to discontinue the metering in Mississauga during the month of June; that the M.T.C. and the City Engineering Department review the results of this discontinuation and report back to Council. Both the amendment and the additional recommendation were voted on and carried.

File: 22-78

See Recommendation #738 (M. H. Spence)

May 17, 1978

24. Report dated May 4, 1978, from the Commissioner of Engineering, Works and Building, with respect to the Ministry of Transportation and Communications Highway Sign Messages for Regional Roads. This report was prepared as a result of the following recommendation approved by Regional Council on April 27, 1978:

"That the Ministry of Transportation and Communications be notified that it is the Region of Peel's preference to have both the road name and number signed at the intersection of King's Highway and Regional Roads;

And Further, that the Area Municipalities be encouraged to provide names for Regional Roads where none exist."

Mr. Taylor advised that he has reviewed all Regional Roads in the City and has determined that all existing Regional Roads are properly named. He further advised that it is his feeling that in an urban area such as the City of Mississauga, the Regional Road numbers are of little significance and these signs, may in fact, confuse motorists. He recommended:

- (a) That the Region of Peel be advised that all Regional Roads in the City of Mississauga are presently named.
- (b) That the Region of Peel be advised that the City of Mississauga is of the opinion that provision of the Regional Road numbers on signs on King's Highways within the urban area, is unnecessary.

Councillor McCallion expressed concern over the naming and signing of Highway 401 - Erin Mills Parkway and Mississauga Road. She recommended that this situation be clarified by the Commissioner of Engineering, Works and Building, in co-operation with the Ministry of Transportation and Communications and the Region of Peel.

Councillor Leavers recommended approval of the report as amended. This motion carried.

File: 35-78  
22-78

See Recommendation #739 (F. Leavers)

May 17, 1978

25. Report dated May 5, 1978, from the Commissioner of Engineering, Works and Building with respect to Erin Mills and Meadowvale Neighbourhoods - traffic control regulations. Mr. Taylor advised that it is necessary to have the roadways in these neighbourhoods defined in the Traffic By-law. He recommended that the right-of-way for roadways in both the Erin Mills and Meadowvale Neighbourhoods be defined by the City of Mississauga Traffic By-law and that the draft by-law to amend Traffic By-law 234-75, as amended, be approved.

File: 86-78

Approved

See Recommendation # 740 (F. McKechnie)

26. Report dated April 21, 1978, from the Commissioner of Engineering, Works and Building with respect to Oriole Avenue and vehicle access to the Port Credit GO Station Parking Lot - request for a three-way stop control. This request was made by Mr. Carl Lamb, 18 Oriole Avenue through Mr. R. D. Kennedy, M.P.P., Mississauga South. Mr. Taylor advised that the traffic problem at this location can best be resolved by the installation of a "Stop" sign for eastbound traffic on Oriole Avenue. A solid centre line will be painted on this roadway and the existing "Stop" sign for northbound traffic leaving the parking lot will be retained. The installation of this control will eliminate the need for a southbound stop control. Mr. Taylor recommended that a "Stop" sign be erected for eastbound traffic on Oriole Avenue at the access to the Port Credit GO Station and that the implementing by-law be enacted.

File: 86-78

Approved

See Recommendation #741 (F. Leavers)

May 17, 1978

27. Report dated May 10, 1978, from the Commissioner of Engineering, Works and Building with reference to King Street West - "No Parking Anytime" signing. This report was prepared at the request of Mayor Searle. Mr. Taylor advised that the parking in front of the senior citizen building at 66 King Street West hampers emergency vehicle service and also the common practice at this location of picking up and discharging passengers. He recommended:

- (a) That "No Parking Anytime" signs be extended on the south side of King Street to the west limit of 66 King Street West.
- (b) That "No Parking Anytime" signs be extended on the north side of King Street West to Confederation Parkway.
- (c) That "No Parking Anytime" signs be extended on the east side of Confederation Parkway to King Street West.
- (d) That the draft by-law to amend Traffic By-law 234-75 as amended, to implement these changes, be enacted.

File: 86-78

Approved

See Recommendation #742 (F. Hooper)

28. Report dated May 10, 1978, from the Commissioner of Engineering, Works and Building, with respect to existing "No Parking Anytime" prohibition on the north side of Ponytrail Drive, east of Fieldgate Drive. This report was prepared at the request of Councillor Bean. Mr. Taylor advised that because of a lack of visitor parking for the development at 3360 Ponytrail Drive, complaints have been received about the prohibition of parking on Ponytrail Drive. He recommended that the existing "No Parking Anytime" prohibition signs be removed on the north side of Ponytrail Drive from a point 100 feet east of Fieldgate Drive to the east lot line of the townhouse site at 3360 Ponytrail Drive, and that the draft by-law to amend Traffic By-law 234-75, as amended, to implement this change, be enacted.

File: 86-78

Approved

See Recommendation #743 (F. Bean)



May 17, 1978

29. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to the Mississauga Road Widening, including pedestrian facility, south of Kane Road at C.N.R. right-of-way. Mr. Taylor advised that the work will include the widening of existing roadway to provide a 26 ft. cross section and accommodate the pedestrian traffic by providing a separate tunnel under the existing rail tracks. The total estimated cost of the work is \$100,000.00; M.T.C. subsidy \$80,000.00; City share - \$20,000.00. He recommended that the project be approved and that the sum of \$20,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-102

Approved

See Recommendation #744 (F. Leavers)

30. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to Cooksville Creek Improvements from C.N.R. to Atwater Avenue. Total estimated cost of the work is \$150,000.00. Mr. Taylor recommended that the project be approved and that the sum of \$150,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-054

Approved

See Recommendation #745 (F. Leavers)

31. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to relief storm sewers at various locations. The total estimated cost of the work is \$150,000.00, all of which is the Municipality's share. Mr. Taylor recommended that approval be given for the project and that the sum of \$150,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: 84-78  
33-78A

Approved

See Recommendation #746 (F. McKechnie)

May 17, 1978

32. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, with respect to storm sewer oversizing, Credit Point Subdivision. The total estimated cost of the work is \$32,000.00, all of which is the Municipality's share. Mr. Taylor recommended that the project be approved and that the sum of \$32,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-095

Approved

See Recommendation #747 (F. McKechnie)

33. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building with respect to reconstruction of the Paisley Boulevard bridge, including channel improvements on the Cooksville Creek. Mr. Taylor advised that the improvements will reduce the chance of flooding during heavy rainstorms. He recommended that the project be approved, and that the sum of \$200,000.00 (total cost of the works) be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-055

Approved

See Recommendation #748 (F. Leavers)

34. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, with respect to Credit Woodlands Storm Sewer. The total estimated cost of the work is \$231,000.00; M.T.C. subsidy - \$34,000.00; Region of Peel contribution - \$17,000.00; City share - \$180,000.00. Mr. Taylor recommended that the project be approved and that the sum of \$180,000.00 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

File: PN 78-067

Approved

See Recommendation #749 (F. McKechnie)

May 17, 1978

35. Report dated May 3, 1978, from the Commissioner of Engineering, Works and Building with respect to Sheridan Creek - Clarkson Road to Southdown Road. Mr. Taylor advised that these works to offer complete protection to the abutting homeowners, were approved by Council on February 13, 1978. The partial approving of funding in the amount of \$300,000.00 was confirmed at that time, leaving a shortfall of \$100,000.00. He recommended that the sum of \$100,000.00 be allocated from the General Reserve Fund and be withdrawn as required.

File: PN 75-155

Approved

See Recommendation #750 (M. H. Spence)

36. Report dated April 27, 1978, from the Commissioner of Engineering, Works and Building, with respect to Burnhamthorpe Road Bridge over the Credit River and Mullett Creek. Mr. Taylor advised that the programme will consist of the construction of structures over both the Credit River and the Mullett Creek to provide a four lane road system continuous from Mississauga Road to Erindale Station Road. Total estimated cost of the works is \$8,000,000.00; M.T.C. subsidy - \$6,000,000.00; City share - \$2,000,000.00. Mr. Taylor recommended that the project be approved and that the sum of \$2,000,000.00 be allocated from the General Municipal Reserve Fund and withdrawn as required.

File: PN 77-067  
192-78

Approved

See Recommendation #751 (F. Leavers)

37. Report dated May 10, 1978, from the Commissioner of Engineering, Works and Building with respect to numbering of buildings under construction. Council on May 25, 1977, directed that the Building By-law be amended to provide that while a building is under construction, the builder be required to display in front of the building the correct municipal number in a form which meets the requirements established in the by-law and keep such numbers visible from the street at all times. Such a by-law was prepared and Mr. Taylor recommended that it be enacted.

File: 4-78

Approved

See Recommendation #752 (F. Leavers)

May 17, 1978

38. Letter received by the Clerk's Office on May 8, 1978, from Mr. D. H. Campbell, with respect to the Burnhamthorpe Road Bridge over the Credit River. On April 27, 1978, a letter was sent to all ratepayer groups in the City, as well as other interested persons, advising them of the conclusions reached by McCormick Rankin Associates as a result of their investigation of the alternatives suggested by Mr. Campbell and others for the crossing of the Credit River. Mr. Campbell responded to the consultants' report. Councillor McKechnie recommended receipt and referral to Mr. W. Taylor for comments. This motion carried.

Received

File: 192-78      See Recommendation #753 (F. McKechnie)

39. Letter dated May 4, 1978, from the Dufferin-Peel Roman Catholic School Board with respect to a school bus loading zone. This letter was in response to the following recommendation approved by Council on November 28, 1977:

"That the Dufferin-Peel Roman Catholic Separate School Board be requested to consider using their parking lot at Our Lady of the Airways Separate School and the unopened Beverley Street road allowance for a school bus loading zone."

The Commissioner of Engineering, Works and Building in a report dated November 8, 1977, recommended that a school bus loading zone be established on the north side of Beverley Street for a distance of approximately 45 feet east and west of the centre line of the walkway to Our Lady of the Airways Separate School. However, Council did not approve that recommendation. A copy of Mr. Taylor's report was attached to the agenda. Mr. Delegarde advised that the Board could not agree to Council's suggestion and still supports Mr. Taylor's recommendation. Councillor McKechnie stated he could not support Mr. Taylor's recommendation and recommended that the Separate School Board again be requested to consider using the unopened Beverley Street road allowance for a school bus loading zone. He stated that he was opposed to a school bus loading zone in front of residential dwellings. His motion was voted on and carried.

File: 86-78      See Recommendation #754 (F. McKechnie)



May 17, 1978

40. Report 5-78 of the Taxicab Authority meeting held on May 1, 1978.

Councillor McKechnie requested that an item be placed on the next Taxicab Authority agenda with respect to taxi fares from the Toronto International Airport.

Councillor Butt recommended approval of the report as presented. This motion carried.

File: 9-78A

Approved

See Recommendations #769 to #771 Incl.  
(T. Butt)

41. Report 3-78 of the Licensing Committee meeting held on May 3, 1978.

Councillor McCallion recommended that Item 8 also be forwarded to the A.M.O., Mississauga M.P.P.'s and the Liberal and N.D.P. Caucus. This amendment carried.

Councillor Butt recommended approval of the report as amended. This motion carried.

File: 9-78

See Recommendations #772 to #775 Incl.  
(T. Butt)

The following item, not listed on the agenda, was considered by the Committee:

42. Report 2-78 of the Mississauga Task Force on Human Relations.

Considerable discussion took place with respect to this report, especially regarding the appointment of members to the Task Force.

During the discussion of this report, the meeting failed due to lack of a quorum and it was decided to refer the entire report to the Council meeting on May 23, 1978.  
File: 193-78

RECOMMENDATIONS:

As Per Report 19-78.



City of Mississauga

MEMORANDUM

To: MAYOR AND MEMBERS OF COUNCIL

From: L. M. McGillivray

Cc: \_\_\_\_\_

Dept. Clerk's

May 19, 1978

ADDITIONAL ITEMS FOR COUNCIL MEETING - MAY 23, 1978

CORRESPONDENCE - INFORMATION ITEMS

I-13 Letter from S. B. McLaughlin Associates Limited

BY-LAWS

#320-78 A by-law to amend By-law #5500.

(NOTE: A copy of this by-law is attached for your reference - a verbal report with respect to same will be made at the meeting.)

THREE READINGS REQUIRED

#321-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve, Part of Lot 15, S.D.S., and establishes same as part of Sherobee Road. Lifting of this reserve has been approved by the Traffic Department and will provide access to the adjoining site.)

THREE READINGS REQUIRED

Also enclosed is information with respect to the two public meetings and a Deputation Summary Sheet regarding Deputation (b).

  
L. M. McGillivray  
Deputy City Clerk

77 City Centre Drive  
Mississauga, Ontario  
L5B 1M6  
Telephone (416) 270-7000

S.B. McLaughlin Associates Limited

I-13

May 12th, 1978.

The Mayor and All Members of Council,  
City of Mississauga,  
1 City Centre Drive,  
MISSISSAUGA, Ontario.  
L5B 1M2



Dear Sirs:

Re: SHERWOOD MEADOWS - 21T74094 (Phase I)

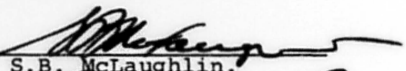
lands located: east of Highway #10, north of Burnhamthorpe Rd.

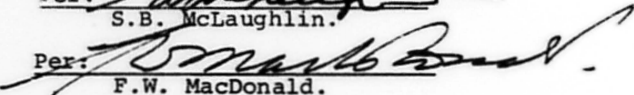
Please be advised that it is the intention of the owners

S.B. McLaughlin Associates Limited and Focal Properties

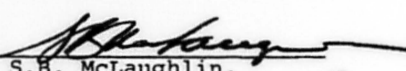
Limited to proceed with pre-servicing in this subdivision.

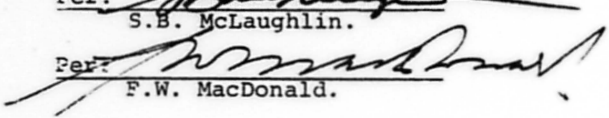
Yours very truly,  
S.B. McLAUGHLIN ASSOCIATES LIMITED

Per:   
S.B. McLaughlin.

Per:   
F.W. MacDonald.

FOCAL PROPERTIES LIMITED

Per:   
S.B. McLaughlin.

Per:   
F.W. MacDonald.

TO BE RECEIVED

*By-law*  
**#320-78**  
*(a)*

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER .....

A By-law to amend By-law Number 5500 as amended.

THE COUNCIL of the Corporation of the City of Mississauga,  
pursuant to Section 35 of The Planning Act, R.S.O. 1970, and  
amendments thereto, ENACTS as follows:

1. By-law Number 5500, as amended, a City of Mississauga  
Zoning By-law (former Town of Mississauga), is hereby  
further amended by deleting schedule (a) to section 48  
thereof and replacing it with the following schedule (a)

(a) The following is the schedule referred to:

| Zone          | Lot Type | Minimum Lot Area with water and sewer | Minimum Lot Frontage | Maximum Lot Coverage (Exclusive of Garage) | MINIMUM YARDS |            |                    |        | Minimum Floor Area per dwelling unit on maximum of 2 floors        | Minimum Landscaped Open Sp. |
|---------------|----------|---------------------------------------|----------------------|--------------------------------------------|---------------|------------|--------------------|--------|--------------------------------------------------------------------|-----------------------------|
|               |          |                                       |                      |                                            | Front Depth   | Side Width | Outside Side Width | Rear   |                                                                    |                             |
| RM4 apartment | Interior | —                                     | 70 feet              | 25%                                        | 35 ft.        | 12 ft.     | —                  | 35 ft. | Bachelor apartment 350 sq. ft.                                     | 40%                         |
| House         | Corner   | —                                     | 90 feet              | 25%                                        | 35 ft.        | 12 ft.     | 35 ft.             | 35 ft. | 1 Bedroom apartment 520 sq. ft.<br>2 Bedroom apartment 700 sq. ft. | 40%                         |

TYPE OF BUILDING

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT

Resident Visitor Rec. Equip. Total

Rental Apartment House

|                    |      |      |      |      |
|--------------------|------|------|------|------|
| Bachelor Unit      | 1.00 | 0.20 | 0.03 | 1.23 |
| One-Bedroom Unit   | 1.18 | 0.20 | 0.03 | 1.41 |
| Two-Bedroom Unit   | 1.36 | 0.20 | 0.03 | 1.59 |
| Three-Bedroom Unit | 1.50 | 0.20 | 0.03 | 1.73 |

Condominium Apartment House

|                    |      |      |      |      |
|--------------------|------|------|------|------|
| One-Bedroom Unit   | 2.00 | 0.32 | 0.03 | 2.35 |
| Two-Bedroom Unit   | 2.00 | 0.32 | 0.03 | 2.35 |
| Three-Bedroom Unit | 2.00 | 0.32 | 0.03 | 2.35 |

2. By-law 5500 is hereby further amended by replacing the  
"Minimum Number of Parking spaces" as contained in  
Schedule (ii) to section 50 thereof with the following:



6)

| TYPE OF BUILDING                                                                                 | MINIMUM REQUIRED PARKING SPACES |         |             |       |
|--------------------------------------------------------------------------------------------------|---------------------------------|---------|-------------|-------|
|                                                                                                  | PER DWELLING UNIT               |         |             |       |
|                                                                                                  | Resident                        | Visitor | Rec. Equip. | Total |
| <u>Rental Row Dwelling and Multiple Horizontal Dwelling (Without garage &amp; driveway)</u>      |                                 |         |             |       |
| Two-Bedroom Unit                                                                                 | 1.25                            | 0.25    | 0.05        | 1.55  |
| Three-Bedroom Unit                                                                               | 1.41                            | 0.25    | 0.05        | 1.71  |
| Four-Bedroom Unit                                                                                | 1.95                            | 0.25    | 0.05        | 2.25  |
| <u>Rental Row Dwelling and Multiple Horizontal Dwelling (With garage &amp; driveway)</u>         |                                 |         |             |       |
| Two-Bedroom Unit                                                                                 | 2.00                            | 0.25    | 0.05        | 2.30  |
| Three-Bedroom Unit                                                                               | 2.00                            | 0.25    | 0.05        | 2.30  |
| Four-Bedroom Unit                                                                                | 2.00                            | 0.25    | 0.05        | 2.30  |
| <u>Condominium Row Dwelling and Multiple Horizontal Dwelling (Without garage &amp; driveway)</u> |                                 |         |             |       |
| Two-Bedroom Unit                                                                                 | 2.00                            | 0.38    | 0.05        | 2.43  |
| Three-Bedroom Unit                                                                               | 2.00                            | 0.38    | 0.05        | 2.43  |
| Four-Bedroom Unit                                                                                | 2.00                            | 0.38    | 0.05        | 2.43  |
| <u>Condominium Row Dwelling and Multiple Horizontal Dwelling (with garage &amp; driveway)</u>    |                                 |         |             |       |
| Two-Bedroom Unit                                                                                 | 2.00                            | 0.38    | 0.05        | 2.43  |
| Three-Bedroom Unit                                                                               | 2.00                            | 0.38    | 0.05        | 2.43  |
| Four-Bedroom Unit                                                                                | 2.00                            | 0.38    | 0.05        | 2.43  |

3. The said schedule (ii) to section 50 is hereby further amended by amending the "Minimum Landscape Open Space" as follows:

*Minimum Landscape  
Open Space  
40% of Lot Area*

ENACTED and PASSED this                      day of                      1978.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

(c)

## APPENDIX 'A' TO THE APPLICATION FOR APPROVAL OF BY-LAW NUMBER .....

Purpose of the By-law

To update the standards for development of apartment houses and row dwellings in 'RM4' and 'RM6' zones in compliance with current City policies.

Effect of the By-law

To revise the parking requirements for apartment houses and row dwellings constructed in 'RM4' and 'RM6' zones as follows:

| Type of Building                                                                                 | Existing Requirements |         |       | Proposed Requirements |         |            |       |
|--------------------------------------------------------------------------------------------------|-----------------------|---------|-------|-----------------------|---------|------------|-------|
|                                                                                                  | Resident              | Visitor | Total | Resident              | Visitor | Rec.Equip. | Total |
| <u>Rental Apartment House</u>                                                                    |                       |         |       |                       |         |            |       |
| Bachelor Unit                                                                                    | 1.50                  | 0.25    | 1.75  | 1.00                  | 0.20    | 0.03       | 1.23  |
| One-Bedroom Unit                                                                                 | 1.50                  | 0.25    | 1.75  | 1.18                  | 0.20    | 0.03       | 1.41  |
| Two-Bedroom Unit                                                                                 | 1.50                  | 0.25    | 1.75  | 1.36                  | 0.20    | 0.03       | 1.59  |
| Three-Bedroom Unit                                                                               | 1.50                  | 0.25    | 1.75  | 1.50                  | 0.20    | 0.03       | 1.73  |
| <u>Condominium Apartment House</u>                                                               |                       |         |       |                       |         |            |       |
| One-Bedroom Unit                                                                                 | 1.75                  | 0.25    | 2.00  | 2.00                  | 0.32    | 0.03       | 2.35  |
| Two-Bedroom Unit                                                                                 | 1.75                  | 0.25    | 2.00  | 2.00                  | 0.32    | 0.03       | 2.35  |
| Three-Bedroom Unit                                                                               | 1.75                  | 0.25    | 2.00  | 2.00                  | 0.32    | 0.03       | 2.35  |
| <u>Rental Row Dwelling and Multiple Horizontal Dwelling (without garage &amp; driveway)</u>      |                       |         |       |                       |         |            |       |
| Two-Bedroom Unit                                                                                 | 1.75                  | 0.25    | 2.00  | 1.25                  | 0.25    | 0.05       | 1.55  |
| Three-Bedroom Unit                                                                               | 1.75                  | 0.25    | 2.00  | 1.41                  | 0.25    | 0.05       | 1.71  |
| Four-Bedroom Unit                                                                                | 1.75                  | 0.25    | 2.00  | 1.95                  | 0.25    | 0.05       | 2.25  |
| <u>Rental Row Dwelling and Multiple Horizontal Dwelling (with garage &amp; driveway)</u>         |                       |         |       |                       |         |            |       |
| Two-Bedroom Unit                                                                                 | 2.00                  | 0.25    | 2.25  | 2.00                  | 0.25    | 0.05       | 2.30  |
| Three-Bedroom Unit                                                                               | 2.00                  | 0.25    | 2.25  | 2.00                  | 0.25    | 0.05       | 2.30  |
| Four-Bedroom Unit                                                                                | 2.00                  | 0.25    | 2.25  | 2.00                  | 0.25    | 0.05       | 2.30  |
| <u>Condominium Row Dwelling and Multiple Horizontal Dwelling (without garage &amp; driveway)</u> |                       |         |       |                       |         |            |       |
| Two-Bedroom Unit                                                                                 | 1.75                  | 0.25    | 2.00  | 2.00                  | 0.38    | 0.05       | 2.43  |
| Three-Bedroom Unit                                                                               | 1.75                  | 0.25    | 2.00  | 2.00                  | 0.38    | 0.05       | 2.43  |
| Four-Bedroom Unit                                                                                | 1.75                  | 0.25    | 2.00  | 2.00                  | 0.38    | 0.05       | 2.43  |

| <u>Type of Building</u>                                                                       | <u>Existing Requirements</u> |                |              | <u>Proposed Requirements</u> |                |                    |              |
|-----------------------------------------------------------------------------------------------|------------------------------|----------------|--------------|------------------------------|----------------|--------------------|--------------|
|                                                                                               | <u>Resident</u>              | <u>Visitor</u> | <u>Total</u> | <u>Resident</u>              | <u>Visitor</u> | <u>Rec. Equip.</u> | <u>Total</u> |
| <u>Condominium Row Dwelling and Multiple Horizontal Dwelling (with garage &amp; driveway)</u> |                              |                |              |                              |                |                    |              |
| Two-Bedroom Unit                                                                              | 2.00                         | 0.25           | 2.25         | 2.00                         | 0.38           | 0.05               | 2.43         |
| Three-Bedroom Unit                                                                            | 2.00                         | 0.25           | 2.25         | 2.00                         | 0.38           | 0.05               | 2.43         |
| Four-Bedroom Unit                                                                             | 2.00                         | 0.25           | 2.25         | 2.00                         | 0.38           | 0.05               | 2.43         |
| <u>Others</u>                                                                                 | 1.00                         | -              | 1.00         | 1.00                         | -              | -                  | 1.00         |

To increase the landscaped open space requirement from a minimum of 35% of the lot area to a minimum of 40% for both apartment houses and row dwellings.

Location of Lands Affected

All lands zoned 'RM4' and 'RM6' in that part of the former Town of Mississauga which was annexed to the City of Mississauga by the Regional Municipality of Peel Act, 1973.



Public Meeting  
(a)

May 5th. 1978.

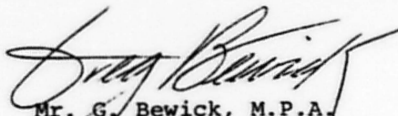
Dear Sir/Madam:

Re: Frasmet Holdings Limited,  
Our File OZ-39-77

Council at its meeting of May 23rd. 1978 will be holding a public meeting in connection with a rezoning application (OZ-39-77) submitted to the City. You are being notified of Council's intentions as you are an owner of adjoining lands. Landowners wishing to support or object to the application are invited to attend the Council meeting in the Council Chambers at City Hall at 3:00 p.m. on May 23rd. 1978.

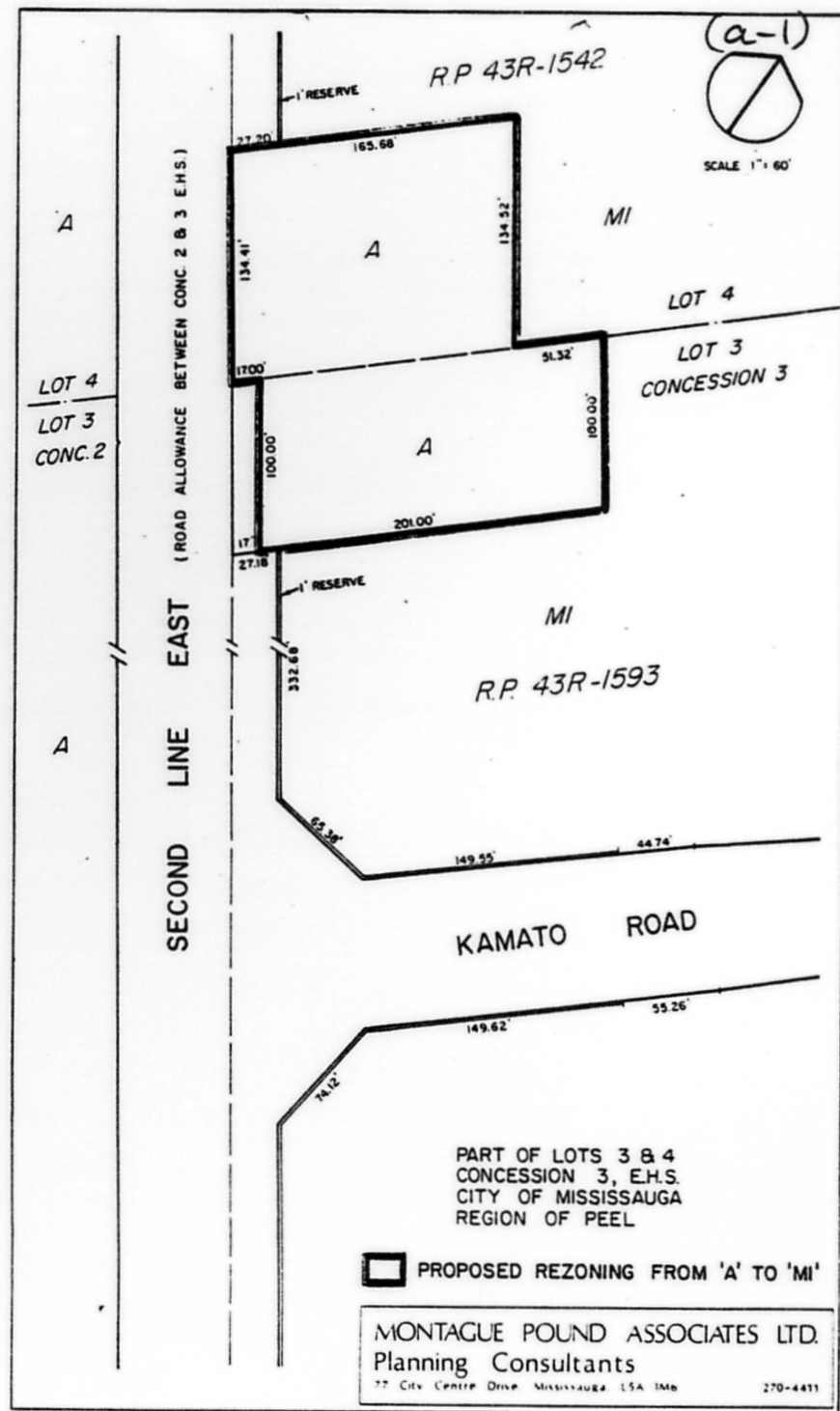
Attached is a map outlining the lands affected by the rezoning application. The effect of the proposed by-law is to rezone the lands from their present 'A' designation which permits primarily agriculture to an M1-Section 868 designation which permits manufacturing and industrial undertakings that are conducted within enclosed buildings with limited outdoor storage warehouses, research establishments, certain commercial uses, but excluding bulk storage yards and truck terminals, subject to sign approval by City Council.

Yours very truly,

  
Mr. G. Bewick, M.P.A.  
Development Coordinator.

GB:ms  
Attch.





(a-2)

CITY OF MISSISSAUGA  
PLANNING DEPARTMENT

ITEM: 7  
FILE: OZ/39/77  
DATE: October 4, 1977

TO H. M. McCallion, Chairman, and Members of the  
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Rezoning Application - Proposed Industrial Development  
East side of Second Line East, north of Kamato Road  
A to M1  
Frasmet Holdings Limited

ORIGIN Application received on August 5, 1977 from Montague  
Pound Associates Limited, planning consultant for  
Frasmet Holdings Limited, registered owner of the  
lands.

COMMENTS (i) The Application

The proposal is to amend the Zoning By-law from A to M1 so that the subject site might be combined with abutting lands to the east and south to permit industrial development.

The subject site is located east of Second Line East, north of Kamato Road, as shown on the attached map.

At the present time, the subject site is occupied by a detached dwelling. Lands to the west across Second Line East are undeveloped. Adjacent lands to the north, east and south are also undeveloped while lands further east are developed for industrial purposes.

Details are as follows:

|                                     |                                         |
|-------------------------------------|-----------------------------------------|
| Site Area:                          | 0.4 ha (0.97 acres)                     |
| Frontage:                           | 71.5 m (234.4 feet) on Second Line East |
| Existing Official Plan Designation: | Industrial                              |
| Existing Zoning:                    | A                                       |
| Proposed Zoning:                    | M1                                      |

(a-3)

- 2 -

ITEM: 7  
FILE: OZ/39/77  
DATE: October 4, 1977

(ii) History

Amendment 192 to the Official Plan, which was approved by the Minister of Municipal Affairs on October 6, 1967, designated the subject site Industrial.

During the processing of the industrial plan of subdivision to the east under File T-23090 Focal Properties, provision was made for the development of the subject site in conjunction with abutting lands.

(iii) Discussion

The proposal is to amend the Zoning By-law from A to M1 so that the subject site might be combined with abutting lands to the east and south to permit industrial development thereby completing the land use plan for this area.

It is suggested that the industrial development of the lands proposed for M1 zoning be subject to site development and landscaping plan and sign approvals.

In connection with the proposed development, the City Recreation and Parks Department has recommended that cash in lieu of land be accepted as park dedication; while the Commissioner of Engineering, Works and Building has indicated that the subject site be developed only in conjunction with abutting lands so that access will be restricted to the internal road system.

This and other matters of an engineering nature, such as storm and sanitary sewer connections, site grading, one-foot reserves, road widenings, tree preservation, etc., will require the applicant to enter into appropriate agreements with the City. In addition, there will be certain financial requirements including the payment of development levies which will require the applicant to enter into a financial agreement with the City.

(a-4)

- 3 -

ITEM: 7  
FILE: OZ/39/77  
DATE: October 4, 1977

CONCLUSION

The proposed amendment to the Zoning By-law is acceptable from a planning standpoint and could be approved subject to development only in conjunction with abutting lands and the applicant's agreeing to satisfy all the requirements, financial and otherwise, of the City and any other official agency concerned with the development of the subject site.

RECOMMENDATION

That the Planning Staff Report dated October 4, 1977, recommending approval of the rezoning application under File OZ/39/77 Frasmet Holdings Limited subject to certain conditions, be adopted.

\*\*\*\*\*

THE ABOVE RECOMMENDATION IS MADE ON THE ASSUMPTION THAT ALL OF THE CITY'S FINANCIAL REQUIREMENTS WILL BE MET, INCLUDING THE PAYMENT OF DEVELOPMENT LEVIES. IF OTHERWISE, THEN THIS REPORT WILL HAVE TO BE RECONSIDERED.

RECOMMENDATION OF PLANNING COMMITTEE, OCTOBER 4, 1977

That the Planning Staff Report dated October 4, 1977 recommending approval of the Zoning By-law application under File OZ/39/77 Frasmet Holdings Limited be adopted; and further, that Council be requested to hold a public meeting on this application when the implementing Zoning By-law is to be considered.



Public Meeting

(b)



Clerk's Department  
1978 05 11

Dear Sir/Madam:

Re: OZ-38-77,  
Scarcello Developments Limited,  
Proposed Rezoning and Official,  
Plan Amendment.

At its meeting of May 8, 1978 Council deferred consideration of the following recommendation;

"That the Official Plan Amendment include all of the lands presently designated Residential, bounded by Eglinton Avenue on the north, the existing Greenbelt designation on the east, and the Parkway Belt on the south and west to Industrial."

You are invited to attend the public meeting, to be held in the Council Chambers at City Hall at 4:00 p.m. on May 23, 1978, as you are either an owner of land affected by the proposed amendment or an owner within close proximity to the subject lands.

The purpose of this proposed amendment to the Official Plan is to redesignate the development of the subject lands, as outlined in the attached map, from Residential to Industrial. Such a redesignation will determine the long-term land use desired by the City. However, the amendment will not pre-empt the existing or continued use of any property for residential purposes until such time as the property owners are desirous of redeveloping or rezoning their land for industrial purposes.

If you have any further question, please contact the undersigned.

Yours very truly,

Greg Bewick, M.P.A.,  
Development Coordinator.

11  
enc.



APPLICATION: **SCARCELLO DEVELOPMENTS LIMITED**

**LEGEND:**

- SUBJECT LANDS
- SUGGESTED OFFICIAL PLAN AMENDMENT FROM RESIDENTIAL TO INDUSTRIAL
- RESIDENTIAL
- INDUSTRIAL
- AGRICULTURAL
- HIGHWAY COMMERCIAL
- GREENBELT
- LIMIT OF PARKWAY BELT

**MAP 2**

**CITY OF MISSISSAUGA PLANNING DEPARTMENT**

**SCALE:** 1 = 1000'

**FILE NO:** 02/38/77

**DWG NO:** 1249

**DATE:** JAN 17, 1978

**TRANSAR 500-9-75**

Deputation (b)

CITY OF MISSISSAUGA  
DEPUTATION SUMMARY SHEET

APPEARING AT Council MEETING OF May 23, 1978

DEPUTATION Steve Krepakevich, solicitor

SUBJECT OZ-2-76 - MICHAEL HRABOWSKI/WESTGROVE CONSTRUCTION

COMMENTS: - will appear before Council requesting that this  
matter not be deferred. This application was  
considered by the Planning Committee on May 2/78.

The recommendation of the Planning Committee was

SENT TO: adopted by General Committee on May 17/78. (attached) DATE: May 18/78

☒ R. Edmunds

FIRST NAMED ON LIST, PLEASE CO-ORDINATE COMMENTS

DEPARTMENT HEAD

COMMENTS:

The attached excerpt from the Planning  
Committee minutes explains why the  
Committee decided that the M. Hrabowski  
- Westgrove Construction application  
should be deferred.

R. Edmunds.

PLEASE RETURN COMPLETED FORM TO CLERK'S OFFICE ONE DAY PRIOR TO MEETING

IF INSUFFICIENT SPACE, PLEASE USE BACK OF SHEET



OFFICIAL PLAN AND REZONING APPLICATIONS

ITEM 5

OZ/2/76 Michael Hrabowski and West Grove Construction

Part of Lot 13, Concession 1, N.D.S.

Location: North of Dundas Street East,  
east side of Given Road

Size of Property: 1.26 ha (3.11 acres) with a  
frontage of 69 m (225 feet) on  
Given Road

Proposal: To amend the Zoning By-law from  
R4 and AC to R3-Special Section  
and RML-Special Section to permit  
development in conjunction with  
a proposed plan of subdivision  
under File T-77051.

Mr. McAuliffe, representing the Peel Board of Education, advised the Committee and Planning Staff that the Peel Board of Education will likely be selling their property west of Given Road, south of Richard Jones Park, consisting of approximately 7 acres, for development purposes. He also indicated that because there are no buildings on the site the School Board may not necessarily grant the Municipality the first opportunity to purchase the land, as is the usual procedure.

RECOMMENDATION: Moved by Mr. Newbound

That the rezoning application under File OZ/2/76, Michael Hrabowski and West Grove Construction, be deferred until the Peel Board of Education advises the Planning Department of the future disposition of the School Board's lands in this area and that if their lands are available for development, that the Planning Department determine a road pattern and land use distribution for the Pitfield Construction lands and the Peel Board of Education lands before returning to the Planning Committee with the subject application.



I-14

Office of the  
Treasurer  
of Ontario

Ministry of Treasury  
Economics and  
Intergovernmental Affairs

Frost Building  
Queen's Park  
Toronto, Ontario  
416/965-6361

M7A 2R7

|                    |
|--------------------|
| RECEIVED           |
| REGISTRY NO. 1-1   |
| DATE MAY 19 1978   |
| FILE NO. 72        |
| CLERK'S DEPARTMENT |

May 11, 1978.

On Thursday, May 11, The Regional Municipalities Amendment Act, 1978 was given first reading. I am now sending a copy of this Bill to each regional councillor, the clerk of each region and the clerk of each area municipality. Could you please bring the Bill to the attention of your Council for information and comment. The precise date for second reading of the Bill is not yet set but it is my intention to delay second reading for a few weeks. If your Council wishes to make any comments on the Bill I would appreciate hearing as soon as possible to ensure consideration prior to second reading in the House.

Yours sincerely,



W. Darcy McKeough,  
Treasurer of Ontario.

✓ REFERRED TO  
CITY CLERK, CITY SOLICITOR

Statement to the Legislature  
by the Honourable W. Darcy McKeough  
Treasurer of Ontario and  
Minister of Economics and Intergovernmental Affairs

*I-14-a*

on the first reading of  
An Act to Amend The Regional Municipalities Amendment Act

May 11, 1978

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Mr. Speaker,

I want to stress that any amendments I am presenting today to the Regional Municipalities Amendment Act pertaining to Ottawa-Carleton and Niagara are not in response to the Mayo or Archer Reports.

As with the amendments to The Municipal Act, this Bill contains several changes such as to the time of the first meetings of the councils of the area municipalities and regional municipalities which are consequent upon the new election date and commencement of the term of office. There are also several cross-references to the amendments to The Municipal Act dealing with remuneration, hearings, municipal employee liability and bicycle lanes.

Certain parts of the planning sections of various regional municipality acts are being clarified.

Finally, there are some amendments in the Bill to effect certain requested changes to a few of the regional municipalities.

\*\*\*\*\*



Office of the  
Minister

Ministry  
of  
Housing

Hearst Block  
Queen's Park  
Toronto Ontario  
M7A 2K5  
416/965-6456

May 16, 1978

The Corporation of the City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Attention: Mr. L. M. McGillivray  
Deputy City Clerk

Dear Sir:

Re: AHOP/HOME Program - File 62-78

Re:  
Resolution  
#162, passed  
by Council  
April 10/78

Thank you for your letters of April 12 and 14, in reference to your Council's Resolution No.162 on AHOP/HOME. I found the report on the "Analysis of the AHOP/HOME Program in Peel" to be very comprehensive, and Peel staff are to be commended for their fine effort in producing such a well-balanced document.

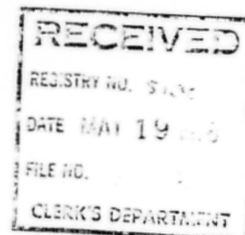
AHOP/HOME was introduced to provide purchaser assistance to those who would otherwise be unable to achieve home ownership. In addition, the Program was to provide a stimulus for the construction of moderately-priced, affordable housing. These objectives have been met.

Certain built-in inequities, referred to in your report, were recognized by Central Mortgage and Housing Corporation (CMHC) at the Program's inception. For this reason, AHOP/HOME contains a "hardship clause" that provides for extended assistance beyond the designated five year period in cases of need. Generally, need is deemed to exist when the borrower's gross debt service ratio, after assistance, exceeds 30% of total income. AHOP/HOME is administered at the Federal level and the Province has granted CMHC the authority to decide which borrowers are entitled to a Provincial contribution plus any extension.

To forecast all problems which may arise over the duration of any program is extremely difficult. Further, to eliminate individuals from participating in a program because they may find themselves in a hardship position in the future seems unjust. There has been, and there will continue to be, a strong desire among Ontario residents to own their own home. To achieve this end, concessions are required by some home buyers, and traditionally sacrifices have been made. Please be assured that all cases reviewed for future hardship will be judged fairly with the individual's social and economic needs given full consideration.

TO BE RECEIVED

(Continued)



I-15

I-15-a

- 2 -

Mr. McGillivray

No doubt you are aware of recent program announcements made by CMHC. A new program, AHOP '78, has been introduced to replace AHOP/HOME for new, moderately-priced homes. In addition, a proposal to introduce Graduated Payment Mortgages for older homes has also been announced. Under these programs, purchaser assistance is made by way of effecting reduced mortgage payments during the initial years of ownership. Both programs are sponsored by the Federal Government and are self-supporting. Unlike AHOP/HOME, forgivable subsidies are no longer offered. Recognizing the specific costs inherent in condominium ownership, the method to determine the GDS ratio has also been revised to include up to 50% of the common element expenses.

To assist present AHOP/HOME owners when selling their units, CMHC has also announced that the interest reduction loan can now be passed on to a subsequent purchaser. This should place the seller in a better competitive position and reduce the seller's mobility constraint referred to in the report. CMHC has also altered its policy to permit interchange between AHOP/HOME and the Assisted Rental Program. It is felt this feature will provide significant assistance in easing the present inventory of AHOP/HOME units. A modified Assisted Rental Program has also been introduced. It is hoped this program will stimulate the production of new, moderately-priced rental accommodation, particularly in those areas where such units are in short supply.

The Federal Government has issued preliminary initiatives aimed at increasing the number of units available for low-income families from 19,000 units per year to 30,000 units per year. In this regard, I am currently meeting with my Federal colleague to discuss our participation in meeting this objective.

Please accept my apologies for the delay in responding, however, program revisions and new initiatives have only recently become effective, and I sincerely hope these changes will help alleviate Council's concerns.

Yours sincerely,

Claude F. Bennett  
Minister



I-16

SECOND PRESENTATION TO COUNSEL re MARKBOROUGH RE-ZONING

As the lack of time and the intervention of a holiday week-end has prevented a visit to the Bridlewood Property by Counsel, it is considered advisable at this time to give a brief outline here as to its history.

Bridlewood was acquired approximately eleven years ago as a run-down former farm operation with very little having been done to bring it up to acceptable standards.

At that time it was a remote country site with the possibility of development being non-existent or at least very remote.

The thinking at the time was that Mississauga would develop in an orderly fashion from South to North and with so much undeveloped land between 401 and the Lake, a minimum of twenty year tenure was anticipated. In fact, originally it was planned as a retirement site with the quality of the amenities subsequently added, being consistent with this objective.

I might point out that the price paid for Bridlewood set a precedent in the area and was the highest price paid till that time for anything North of 401.

As the years progressed and Markborough cleared more and more land, the possibility of development, although still very remote, became more imminent.

I communicated with Markborough and other Municipal Authorities from time to time and was assured that, as far as could be determined, the area would some day be high or medium density residential. This had the effect of permitting my re-development project to go on unabated as such activity, together with the anticipated zoning, would accelerate the value of Bridlewood to such an extent that I need have no worry about such matters as over-building.

Although Markborough can not solely be blamed for the eventual proposed use, it can be seen that to some extent, I was deceived, to the point where I now find myself owning a piece of mere proposed Industrial Land which has been over-built to the point where it would be very difficult to market as such without taking a shocking loss for all the improvements.

These improvements include such items as out-buildings, pool, tennis court, underground water system, underground electricity throughout the property, fencing, landscaping and extensive renovation of all existing buildings including the barn and large house.

The gradual and perhaps the inevitable encroachment of civilization into the area has, of course, made grievous in-roads into a some-what idyllic life-style. For example, the recent re-alignment of Derry Road has necessitated the re-routing of the School Bus from in front of my laneway to approximately one-quarter mile away.

This brought a noted absenteeism, due to illness, from school of my children who had to travel some distance and wait in the bitter Winter mornings for the bus which was often late due to slippery roads.

A small shelter was built to afford them some protection but this was immediately vandalized. In fact, the first night that it was out, an attempt was made to steal it. A cement base was added to remove this possibility but it did not prevent the windows from being smashed and it being used by vandals as a "toilet" facility.

The problem of garbage pick-up has not become just a matter of course but as I am now on a dead-end street, the Garbage people consider themselves as doing me a favour of periodically calling once or twice every six to eight weeks.

The pile-up is naturally beyond what they are required to take each trip and consequently there is Garbage still on my front law in plastic containers which have been there since October, 1977.

Similarly, the Post Office is threatening to discontinue mail service and will probably do so when the neighbour, who is presently a tenant of Markborough, moves as one of their children is employed by the Post Office and at least, for the time being, delivery has not been discontinued.

Although Bridlewood does not make a profit nor does it necessarily rely on the income from the farm to operate, there was a substantial loss of income on the re-routing of Derry Road due to people who were renting stalls, discontinuing to do so as they refused to allow their children to cross or encounter the hazards of the New Derry Road.

This loss of income, among other things, meant a loss of help thus necessitating my children having to clean out the stalls and do the chores both before they went to school and again when they came home at night.

I don't propose that this will hurt them but it does interfere to some extent with their schoolwork particularly during examination periods when they require more sleep and have less time to do what was formerly done by hired help.

The proximity of the New Road has brought other anxieties, particularly from vandalism which seems to be going unchecked in the area.

Although the barns and buildings are locked, it is just a matter of time before access is obtained and damage, including the burning of the barn is an eminent possibility.

Barn burning is a constant concern of the farmer and although Bridlewood has been twice re-wired to modernize and to eliminate possible faulty electrical



wiring and that smoking is not allowed within fifty feet of any of the buildings, the irresponsibility of vandals is never far from a farmer's mind.

This is particularly true in the case of Bridlewood where not long ago vandals had the audacity to come into my yard, jack up my car and remove all the wheels and tires.

In addition, it has been found impossible to keep any gasoline containers as when motorists run out of gas on the road at night, they simply root around until they find a container whereupon it disappears.

A few other annoyances posed by a change of zoning in the area, are as follows:

1. Last year the fences were stripped in anticipation of being painted this Summer and the question now arises, does one paint or does one let the fence deteriorate.
2. The driveway has become badly rutted and was similarly scheduled for replacement during the Summer of '78; again, do you proceed or do you not.
3. It has been noted that several of the expensive shrubs did not survive the Winter and again the question arises do you replace or just leave it go.
4. To attract permanent help, which is always a problem, it has been found necessary to make certain renovations and again, do you proceed or leave them the way they are now.
5. The main drawing-room was scheduled for redecoration

with all the broadloom and furniture being purchased; should we proceed with the original plans or refrain from spending additional money on a building which could be bull-dozed to the ground within the near future.

These are just a few of the matters which would formerly not have required any contemplation but simply attended to. Now they are real and increasingly aggravating matters and it is needless to say, are only harbingers of what is to come.

To look at this from the point of view of the Corporate Developer and the private citizen, it is obvious that conflicts are going to arise and although I have had no experience in these matters, I would consider it the responsibility of the Counsel to evaluate the impact on a resident who was, as has been said before, actually first in the area.

Being aware of the foregoing and other imminent problems, Counsel must take cognizance of the fact that Markborough is one of the finest and possibly the finest in the area and has enabled progress in the City which would otherwise perhaps not have been enjoyed. In addition, by proper management and dedication to very high standards, their developments are the envy of and are being copied by others in the industry.

It would be nice, of course, if the needs of Markborough could be served without devastating what has become a unique recreational and residential facility.

The Counsel will be pleased to learn that such an actuality exists. It would involve the construction of an underpass under the New Derry Road large enough to permit children on horse-back to exit from the cordon of blacktop which now engulfs them.

This matter was explored last Fall at the Regional Level and was considered, from an engineering point of view, not feasible. This was, of course, due to the fact that they were attempting to install it in the area of the Creek where flooding would make such a structure useless.

I have retained an engineer and have obtained a contour map of the District and it is immediately obvious that such an underpass could be installed on high ground with drainage to the Creek so that at no time would flooding be a problem.

I presume that this idea would then bring into focus the costs and whether or not Markborough should be required to underwrite such an installation merely because they are interested in developing their own land in the area.

In this regard, I would point out that it would represent an insignificant figure when one considers the original purchase price of the land by Markborough, the

current market price and the awesome profits which have been made possible.

Furthermore, the cost could be written off by Markborough as an expense of developing with the consequence, in reality, that such an improvement would actually cost Markborough nothing.

Indeed it would probably be of benefit to them with the subsequent development of land to the North of Derry Road where there is no ready access to the enclosure.

The reasons, as outlined above, are of great concern both to the owner of Bridlewood and the users thereof, are fundamentally real but nevertheless, have emotional overtones.

Such issues involving the rights of human beings have a certain impact and arouse the sympathy of other human beings including, no doubt, the Board of Directors of Markborough, as individuals.

It is perhaps unfortunate, but nevertheless a fact, that whenever such individuals don the mantle of Corporate responsibility, such impact disappears as then the yardstick of wisdom is profitability.

Consequently, when reduced to its simplest form, Markborough must view this project in terms of how many dollars it will earn with the least possible expense, whereas I must give it a more subjective manner and



consider the impact on myself and other human beings.

In the area of such a conflict, I regard the role of an elected counsel as a mediator that gives proper weight not only to the fact of the profit picture of the non-resident owners but also consideration of the effect on the residents who, by virtue of the electoral process, have given office to representatives specifically for that purpose.

It is perhaps heartening, under these circumstances, to realize that I do not consider myself as an irrational, dogmatic obstructionist that opposes any form of progress but rather, I would hope, be regarded as a more rational creature that admitting the inevitability of development and its consequent effect on everyone's way of life, but, would nevertheless be foolish indeed not to make my case well-known.

In summary, with the two presentations I have endeavoured to present in as objective a manner as is possible, the profound effect that the Markborough Project will have in the area and although, as already disclosed, I have tolerated more than should be expected of any individual and for certain, more than most people would absorb.

I would have to admit that the catalyst that crystalized my thinking and forced the presentations I have made, resulted from the crippling of a young girl by an unfortunate automobile accident involving her horse.

This is really what has brought matters into sharp focus and now I must take the position that if my neighbour is to be allowed to enjoy the use of its own property, it must do so without unreasonably affecting the corresponding right that I have to the use and enjoyment of mine.

Consequently, I am recommending that under no circumstances should the re-zoning be allowed unless it is accompanied with an Undertaking to construct an Underpass.

In consideration of this being done, I will consider relinquishing whatever rights I may have to a right-of-way in my Deed from my Barn to the Creek for the purpose of servicing the pumphouse which presently supplies water to the Bridlewood complex.

These presentations are respectfully submitted to enable an amicable solution to what has become a very serious problem and although I hereby undertake to provide Counsel with whatever further and other material it may require to make a decision in this matter, I would like to make it clear that in the absence of something unforeseen, it must be stated that the matter of the underpass should be considered as obligatory.

**BROADHURST & BALL**  
Barristers & Solicitors

PETER A. BROADHURST  
GARTH D. WALKDEN

JOHN J. BALL

TELEPHONE (416) 275-3511

1830 DUNDAS STREET EAST  
MISSISSAUGA, ONTARIO  
L4X 1L8

May 23, 1978.

City Clerk,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.

Dear Sirs:

Re: Jan Davies Limited and Jesam  
Investments Limited  
Lands comprising Parts 1,2,3  
4,5,6 and 7, Reference Plan  
43R-2809 and Part 1, Reference  
Plan 43R-3016.

RECEIVED

MAY 23 1978

We are the solicitors for Peel Condominium Corporation No. 38 and as such have interest in the lands owned by Jan Davies Limited and Jesam Investments Limited.

We represented Peel Condominium Corporation No. 38 at an Ontario Municipal Board hearing from which a decision was delivered by Vice-Chairman, A. H. Arrell on March 20, 1978.

The position of Peel Condominium Corporation is that that decision is eminently equitable and in deed we believe the Ontario Municipal Board's decision was extremely fair to Mr. Jan Davies and his proposed development of the lands in question.

We have received instructions from our client to confirm to you that any further application from Mr. Davies varying from the decision of March 20th will be opposed vigorously and we hereby go on record with the Municipality should any such application be brought before it.

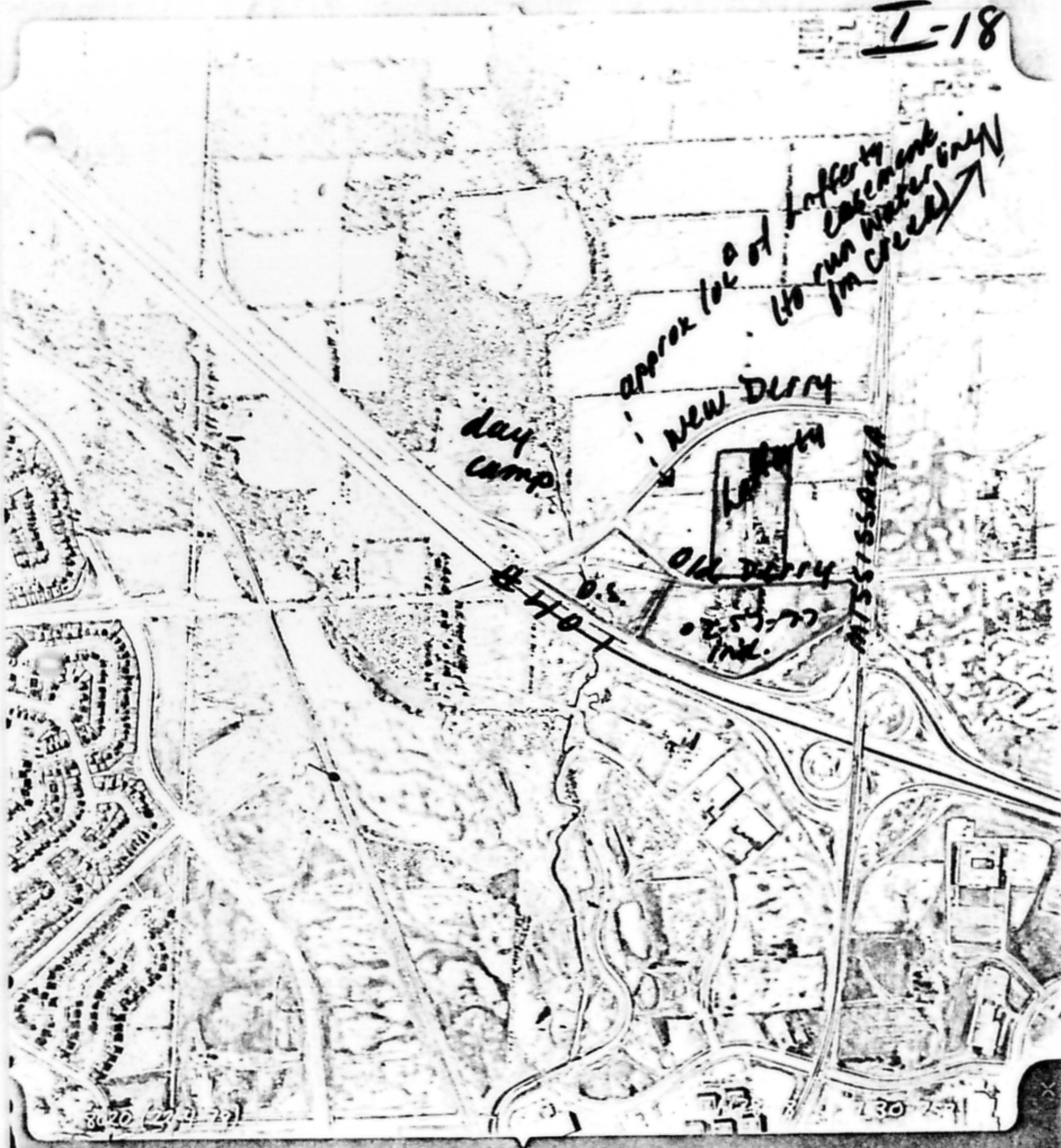
We would appreciate receiving notice of any meetings where matters are discussed with respect to the above-referred lands.

Yours very truly,  
BROADHURST & BALL

John J. Ball

JJB/bm  
c.c. Mr. Harold Kennedy

I-18





**BROADHURST & BALL**

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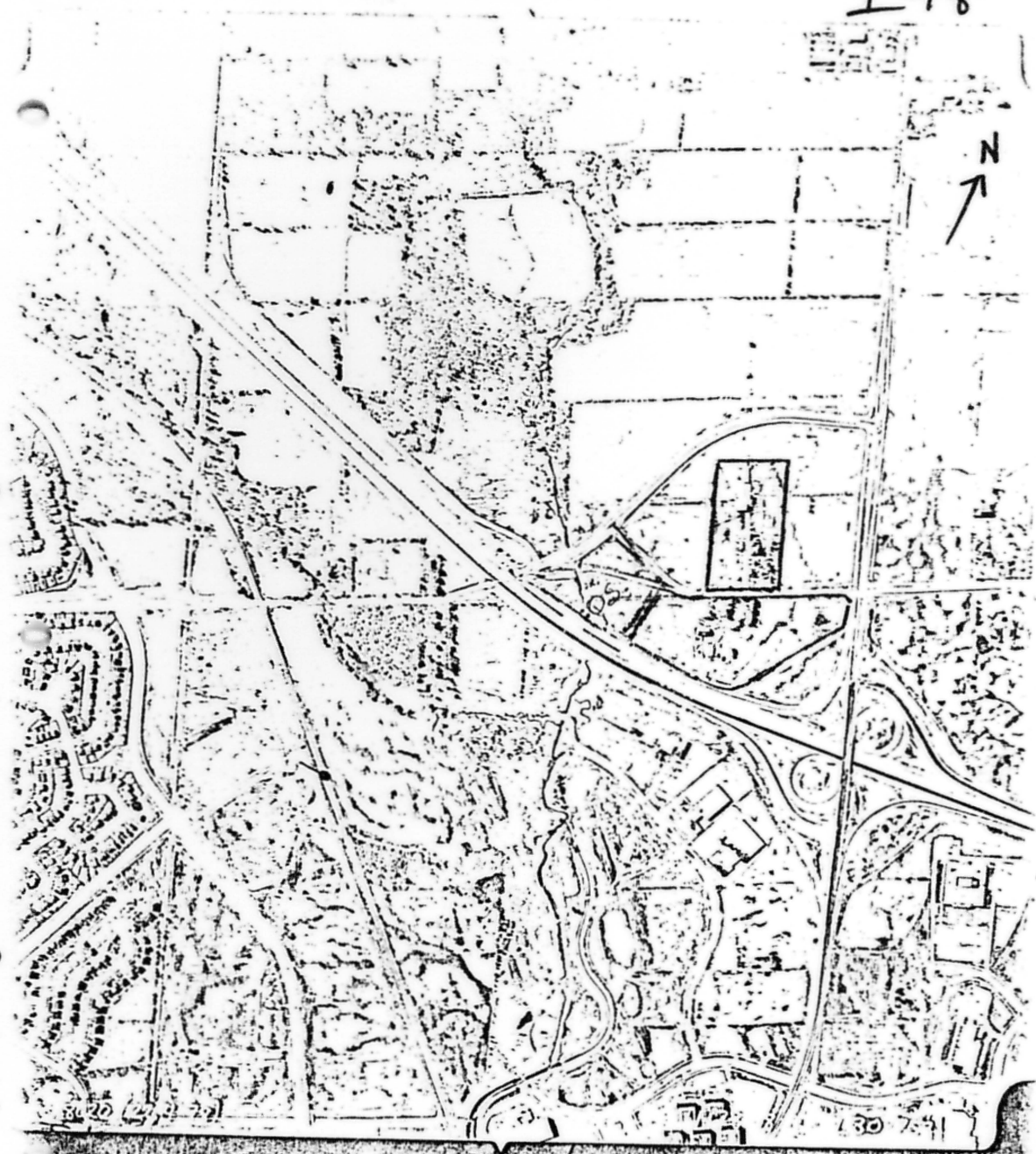
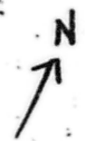
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John J. Ball

JJB/bm  
c.c. Mr. Harold Kennedy

Geometric Survey Corporation Limited

I-18



NORTHWAY SURVEY CORPORATION LIMITED



## Sign Association of Canada

Suite 104  
1262 Don Mills Road  
Don Mills, Ontario, M3B 2W7  
Telephone (416) 447-1128

I-19

May 12, 1978

Mayor Ron Searle and Members of Council

Dear Members:

In the Fall of 1977, the City of Mississauga prepared a proposed Bylaw number 584-77 to prohibit and regulate signs and other advertising devices within the city.

The Sign Association of Canada was asked for their comments and suggestions and an initial proposal of amendments was submitted by us on October 26, 1977.

Subsequently a sign committee meeting was held in early November in Mississauga and then a public meeting was held on November 23, 1977 in the Council Chambers.

We were asked to submit a brief which we did, dated November 23, 1977.

Since then, although we have been promised meetings to help finalize a good and sensible bylaw, nothing has happened and we understand an Urban Development Group have now been brought into the picture for further study.

In the meantime, it seems your Buildings Department and Planning Department are attempting to apply as they see fit, both the provisions of the proposed new bylaw and the old bylaw.

This is tremendously confusing to the business people of your community and to the Sign Industry.

We have seen situations where a sign company has applied for a permit for a sign installation only to be refused and then find that a permit has been granted to another company and the sign installed.

All of our member companies are responsible companies and part of the requirements of their belonging to our association is that they recognize, respect and adhere to all municipal legislation.

.../2

*Referred  
to Sign Committee*

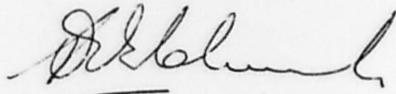
- 2 -

Because of the seeming run-around we are getting in Mississauga,  
it is becoming difficult for us to properly control the activities  
of our members where Mississauga is concerned.

May we please hear from you?

Sincerely,

SIGN ASSOCIATION OF CANADA

A handwritten signature in cursive script, appearing to read 'F. E. Church', written in dark ink.

F. E. Church  
General Manager

FEC:n1  
May 12, 1978